

ORIGINAL

OPEN ARMS

CARE

CORPORATION

CN1511-052

2015-11-13 14:52:28

Open Arms Care Corporation d/b/a

Greeneville #3 East Church Street (East)

Certificate of Need Application

**Establishment of a 4-Bed Intermediate Care Facility for Individuals with
Intellectual Disabilities**

November 2015



State of Tennessee

Health Services and Development Agency

Andrew Jackson Building

500 Deaderick Street, 9th Floor Nashville, TN 37243

www.tn.gov/hsda

Phone: 615-741-2364

Fax: 615-741-9884

INSTRUCTIONS FOR FILING AN APPLICATION FOR A CERTIFICATE OF NEED

Please read the following instructions, the Rules and Regulations of the Agency, and Tennessee Code Annotated, §68-11-1601 *et seq.*, prior to preparation of this application.

DOCUMENTATION: In preparing this application, it is the applicant's responsibility to demonstrate through its answers that the project is necessary to provide needed health care in the area to be served, that it can be economically accomplished and maintained, and that it will contribute to the orderly development of adequate and effective health care facilities and/or services in this area. Consult Tennessee Code Annotated, §68-11-1601 *et seq.*, Health Services and Development Agency Rule 0720-4-.01, and the criteria and standards for certificate of need document Tennessee's Health: Guidelines for Growth, for the criteria for consideration for approval. Tennessee's Health: Guidelines for Growth is available from the Tennessee Health Services and Development Agency or from the Agency's website at www.tennessee.gov/HSDA. Picture of the Present is a document, which provides demographic, vital, and other statistics by county available from the Tennessee Department of Health, Bureau of Policy, Planning, and Assessment, Division of Health Statistics and can be accessed from the Department's website at www2.state.tn.us/health/statistics/HealthData/pubs title.htm.

Please note that all applications must be submitted in triplicate (1 original and 2 copies) on single-sided, unbound letter size (8 x 11 1/2) paper, and not be stapled nor have holes punched. Cover letter should also be in triplicate. If not in compliance as requested, application may be returned or reviewing process delayed until corrected pages are submitted.

REVIEW CYCLES: A review cycle is no more than sixty (60) days. The review cycle begins on the first day of each month.

COMMUNICATIONS: All documents for filing an application for Certificate of Need with the Health Services and Development Agency must be received during normal business hours (8:00a.m. - 4:30p.m. Central Time) at the Agency office, located at the Andrew Jackson Building, 9th Floor, 502 Deaderick Street, Nashville, TN 37243. For the purpose of filing Letters of Intent, application forms, and responses to supplemental information, the filing date is the actual date of receipt in the Agency office. These documents, as well as other required documents must be received as original, signed documents in the Agency office. Fax and e-

mail transmissions **will not** be considered to be properly filed documentation. In the event that the last appropriate filing date falls on a Saturday, Sunday, or legal holiday, such filing should occur on the preceding business day. All documents are to be filed with the Agency in ***single-sided and in triplicate***.

LETTER OF INTENT: Applications shall be commenced by the filing of a Letter of Intent. The Letter of Intent must be filed with the Agency between the first day and the tenth day of the month prior to the beginning of the review cycle in which the application is to be considered. This allowable filing period is inclusive of both the first day and the tenth day of the month involved. The Letter of Intent must be filed in the form and format as set forth in the application packet.

Any Letter of Intent that fails to include all information requested in the Letter of Intent form, or is not timely filed, will be deemed void, and the applicant will be notified in writing. The Letter of Intent may be refiled but, if refiled, is subject to the same requirements as set out above.

PUBLICATION OF INTENT: Simultaneously with the filing of the Letter of Intent, the Publication of Intent should be published for one day in a newspaper of general circulation in the proposed service area of the project. The Publication of Intent must be in the form and format as set forth in the application packet. The Publication of Intent should be placed in the Legal Section in a space no smaller than four (4) column inches. Publication must occur between the first day and the tenth day of the month, inclusive.

1. A "newspaper of general circulation" means a publication regularly issued at least as frequently as once a week, having a second-class mailing privilege, includes a Legal Notice Section, being not fewer than four (4) pages, published continuously during the immediately preceding one-year period, which is published for the dissemination of news of general interest, and is circulated generally in the county in which it is published and in which notice is given.
2. In any county where a "newspaper of general circulation" does not exist, the Agency's Executive Director is authorized to determine the appropriate publication to receive any required Letter of Intent. A newspaper which is engaged in the distribution of news of interest to a particular interest group or other limited group of citizens, is not a "newspaper of general circulation."
3. In the case of an application for or by a home care organization, the Letter of Intent must be published in each county in which the agency will be licensed or in a regional newspaper which qualifies as a newspaper of general circulation in each county. In those cases where the Publication of Intent is published in more than one newspaper, the earliest date of publication shall be the date of publication for the purpose of determining simultaneous review deadlines and filing the application.

PROOF OF PUBLICATION: Documentation of publication must be filed with the application form. Please submit proof of publication with the application by attaching either the full page of the newspaper in which the notice appeared, with the ***mast and dateline intact***, or a publication affidavit from the newspaper.

SIMULTANEOUS REVIEW: Those persons desiring a simultaneous review for a Certificate of Need for which a Letter of Intent has been filed should file a Letter of Intent with the Agency and the original applicant (as well as any other applicant filing a simultaneous review), and should publish the Letter of Intent simultaneously in a newspaper of general circulation in the same county as the original applicant. The publication of the Letter of Intent by the applicant seeking simultaneous review must be published within ten (10) days after publication by the original applicant.

1. Only those applications filed in accordance with the rules of the Health Services and Development Agency, and upon consideration of the following factors as compared with the proposed project of the original applicant, may be regarded as applications filing for simultaneous review.
 - (A) Similarity of primary service area;
 - (B) Similarity of location;
 - (C) Similarity of facilities; and
 - (D) Similarity of service to be provided.
2. The Executive Director or his/her designee will determine whether applications are to be reviewed simultaneously, pursuant to Agency Rule 0720-3-.03(3).
3. If two (2) or more applications are requesting simultaneous review in accordance with the statute and rules and regulations of the Agency, and one or more of those applications is not deemed complete to enter the review cycle requested, the other application(s) that is/are deemed complete shall enter the review cycle. The application(s) that is/are not deemed complete to enter the review cycle will not be considered as competing with the applications(s) deemed complete and entering the review cycle.

FILING THE APPLICATION: *All applications*, including applications requesting simultaneous review, must be filed in **triplicate** (original and two (2) copies) with the Agency within five (5) days after publication of the Letter of Intent. **The date of filing is the actual date of receipt at the Agency office.**

Applications should have all pages numbered.

All attachments should be attached to the back of the application, be identified by the applicable item number of the application, and placed in alpha-numeric order consistent with the application form. For example, an Option to Lease a building should be identified as Attachment A.6., and placed before Financial Statements which should be identified as Attachment C. Economic Feasibility.10. The last page of an application should be the completed affidavit.

Failure by the applicant to file an application within five (5) days after publication of the Letter of Intent shall render the Letter of Intent, and hence the application, **void**.

FILING FEE: The amount of the initial filing fee shall be an amount equal to \$2.25 per \$1,000 of the estimated project cost involved, but in no case shall the fee be less than \$3,000 or more than \$45,000. Checks should be made payable to the Health Services and Development Agency.

FILING FEES ARE NON-REFUNDABLE and must be received by the Agency before review of the application will begin.

REVIEW OF APPLICATIONS FOR COMPLETENESS: When the application is received at the Agency office, it will be reviewed for completeness. The application must be consistent with the information given in the Letter of Intent in terms of both project scope and project cost. ***Review for completeness will not begin prior to the receipt of the filing fee.***

1. If the application is deemed complete, the Agency will acknowledge receipt and notify the applicant as to when the review cycle will begin. "Deeming complete" means that all questions in the application have been answered and all appropriate documentation has been submitted in such a manner that the Health Services and Development Agency can understand the intent and supporting factors of the application. Deeming complete shall not be construed as validating the sufficiency of the information provided for the purposes of addressing the criteria under the applicable statutes, the Rules of the Health Services and Development Agency, or the standards set forth in the State Health Plan/Guidelines for Growth.
2. If the application is incomplete, requests by Agency staff for supplemental information must be completed by the applicant within sixty (60) days of the written request. Please note that supplemental information must be submitted timely for the application to be deemed complete prior to the beginning date of the review cycle which the applicant intends to enter, even if that time is less than the sixty (60) days which is allowed by the statute. If the requested information is submitted within sixty (60) days of the request, but not by the date specified in the staff's letter, the application is not void, but will enter the ***next*** review cycle. If an application is not deemed complete within sixty (60) days after the written notification is given by the Agency staff that the application is deemed incomplete, the application shall be deemed void. If the applicant decides to re-submit the application, the applicant shall comply with all procedures as set out by this part and a new filing fee shall accompany the refiled application.

Each supplemental question and its corresponding response shall be typed and submitted on a separate sheet of 8 1/2" x 11" paper, be filed in ***triplicate***, and include a signed affidavit. All requested supplemental information must be received by the Agency to allow staff sufficient time for review before the beginning of the review cycle in order to enter that review cycle.

3. Applications for a Certificate of Need, including competing applications, will not be considered unless filed with the Agency within such time as to assure such application is deemed complete.

All supplemental information shall be submitted simultaneously and only at the request of staff, with the only exception being letters of support and/or opposition.

The Agency will promptly forward a copy of each complete application to the Department of Health or the Department of Mental Health and Developmental Disabilities for review. The Department reviewing the application may contact the applicant to request additional information regarding the application. The applicant should respond to any reasonable request for additional information promptly.

AMENDMENTS OR CHANGES IN AN APPLICATION: An application for a Certificate of Need which has been deemed complete **CANNOT** be amended in a substantive way by the applicant during the review cycle. Clerical errors resulting in no substantive change may be corrected.

- * **WITHDRAWAL OF APPLICATIONS:** The applicant may withdraw an application at any time by providing written notification to the Agency.
- * **TIMETABLE FOR CERTIFICATE OF NEED EXPIRATION:** The Certificate of Need is valid for a period not to exceed three (3) years (for hospital projects) or two (2) years (for all other projects) from the date of its issuance and after such time shall **expire**; however, the Agency may extend a Certificate of Need for a reasonable period upon application and good cause shown, accompanied by a non-refundable filing fee, as prescribed by Rules. An extension cannot be issued to any applicant unless substantial progress has been demonstrated. A Certificate of Need which has been extended shall expire at the end of the extended time period. The decision whether to grant such an extension is within the sole discretion of the Agency, and is not subject to review, reconsideration, or appeal.
- * **For further information concerning the Certificate of Need process, please call the offices of the Health Services and Development Agency at 615/741-2364.**
- * **For information concerning the Joint Annual Reports of Hospitals, Nursing Homes, Home Care Organizations, or Ambulatory Surgical Treatment Centers, call the Tennessee Department of Health, Office of Health Statistics and Research at 615/741-1954**
- * **For information concerning Guidelines for Growth call the Health Services and Development Agency at 615/741-2364. For information concerning Picture of the Present call the Department of Health, Office of Health Statistics at 615/741-9395.**
- * **For information concerning mental health and developmental disabilities applications call the Tennessee Department of Mental Health and Developmental Disabilities, Office of Policy and Planning at 615/532-6500.**

SECTION A: APPLICANT PROFILE

Please enter all Section A responses on this form. All questions must be answered. If an item does not apply, please indicate "N/A". ***Attach appropriate documentation as an Appendix at the end of the application and reference the applicable Item Number on the attachment.***

For Section A, Item 1, Facility Name must be applicant facility's name and address must be the site of the proposed project.

For Section A, Item 3, Attach a copy of the partnership agreement, or corporate charter and certificate of corporate existence, if applicable, from the Tennessee Secretary of State.

For Section A, Item 4, Describe the existing or proposed ownership structure of the applicant, including an ownership structure organizational chart. Explain the corporate structure and the manner in which all entities of the ownership structure relate to the applicant. As applicable, identify the members of the ownership entity and each member's percentage of ownership, for those members with 5% or more ownership interest. In addition, please document the financial interest of the applicant, and the applicant's parent company/owner in any other health care institution as defined in Tennessee Code Annotated, §68-11-1602 in Tennessee. At a minimum, please provide the name, address, current status of licensure/certification, and percentage of ownership for each health care institution identified.

For Section A, Item 5, For new facilities or existing facilities without a current management agreement, attach a copy of a draft management agreement that at least includes the anticipated scope of management services to be provided, the anticipated term of the agreement, and the anticipated management fee payment methodology and schedule. For facilities with existing management agreements, attach a copy of the fully executed final contract.

Please describe the management entity's experience in providing management services for the type of the facility, which is the same or similar to the applicant facility. Please describe the ownership structure of the management entity.

For Section A, Item 6, For applicants or applicant's parent company/owner that currently own the building/land for the project location; attach a copy of the title/deed. For applicants or applicant's parent company/owner that currently lease the building/land for the project location, attach a copy of the fully executed lease agreement. For projects where the location of the project has not been secured, attach a fully executed document including Option to Purchase Agreement, Option to Lease Agreement, or other appropriate documentation. Option to Purchase Agreements must include anticipated purchase price. Lease/Option to Lease Agreements must include the actual/anticipated term of the agreement and actual/anticipated lease expense. The legal interests described herein must be valid on the date of the Agency's consideration of the certificate of need application.

1. Name of Facility, Agency, or Institution

Open Arms Care Corporation d/b/a Greeneville #3 East Church Street (East)
Name

East Church Street
Street or Route

Greene
County

Greeneville
City

Tennessee
State

37743
Zip Code

2. Contact Person Available for Responses to Questions

Michael D. Brent
Name

Attorney
Title

Bradley Arant Boult Cummings LLP
Company Name

mbrent@babco.com
Email Address

1600 Division Street, Suite 700
Street or Route

Nashville
City

TN
State

37203
Zip Code

Attorney for Manager
Association with Owner

615-252-361
Phone Number

615-252-6361
Fax Number

3. Owner of the Facility, Agency or Institution

Open Arms Care Corporation
Name

(615)-254-4006
Phone Number

6 Cadillac Drive, Suite 350
Street or Route

Williamson
County

Brentwood
City

TN
State

37027
Zip Code

4. Type of Ownership of Control (Check One)

A. Sole Proprietorship _____

B. Partnership _____

C. Limited Partnership _____

D. Corporate (For Profit) _____

E. Corporation (Not-for-Profit) X

F. Government (State of TN or Political
Subdivision) _____

G. Joint Venture _____

H. Limited Liability Company _____

I. (Other) Specify _____

**PUT ALL ATTACHMENTS AT THE BACK OF THE APPLICATION IN ORDER AND
REFERENCE THE APPLICABLE ITEM NUMBER OF ALL ATTACHMENTS.**

5. Name of Management/Operating Entity (If Applicable)

Integra Resources, LLC

Name

144 Second Avenue North

Davidson

Street or Route

County

Nashville

TN

37201

City

State

Zip Code

**PUT ALL ATTACHMENTS AT THE END OF THE APPLICATION IN ORDER AND
REFERENCE THE APPLICABLE ITEM NUMBER ON ALL ATTACHMENTS**

6. Legal Interest in the Site of the Institution (Check One)

A. Ownership

D. Option to Lease

X

B. Option to Purchase

E. Other (Specify)

C. Lease of ___ Years

**PUT ALL ATTACHMENT AT THE END OF THE APPLICATION IN ORDER
AND REFERENCE THE APPLICABLE ITEM NUMBER ON ALL
ATTACHMENTS**

7. Type of Institution (Check as appropriate—more than one response may apply)

A. Hospital (Specify)

I. Nursing Home

B. Ambulatory Surgical Treatment

J. Outpatient Diagnostic Center

Center (ASTC), Multi-Specialty

K. Recuperation Center

C. ASTC, Single Specialty

L. Rehabilitation Facility

D. Home Health Agency

M. Residential Hospice

E. Hospice

N. Non-Residential Opioid

F. Mental Health Hospital

Treatment Facility

G. Mental Health Residential

O. Birthing Center

Treatment Facility

P. Other Outpatient Facility

H. Mental Retardation Institutional

(Specify)

Habilitation Facility (ICF/MR) X

Q. Other (Specify)

8. Purpose of Review (Check as appropriate—more than one response may apply)

A. New Institution

X

G. Change in Bed Complement

B. Replacement/Existing Facility

[Please note the type of change

C. Modification/Existing Facility

by underlining the appropriate

D. Initiation of Health Care

response: Increase, Decrease,

Service as defined in TCA

Designation, Distribution,

§ 68-11-1607(4)

Conversion, Relocation]

(Specify)

H. Change of Location

E. Discontinue of OB Services

I. Other (Specify):

F. Acquisition of Equipment

9. Bed Complement Data

Please indicate current and proposed distribution and certification of facility beds.

Response:

		<u>Current Beds</u>		<u>Staffed</u>	<u>Beds</u>	<u>TOTAL</u>
		<u>Licensed</u>	<u>*CON</u>	<u>Beds</u>	<u>Proposed</u>	<u>Beds at Completion</u>
A.	Medical	_____	_____	_____	_____	_____
B.	Surgical	_____	_____	_____	_____	_____
C.	Long-Term Care Hospital	_____	_____	_____	_____	_____
D.	Obstetrical	_____	_____	_____	_____	_____
E.	ICU/CCU	_____	_____	_____	_____	_____
F.	Neonatal	_____	_____	_____	_____	_____
G.	Pediatric	_____	_____	_____	_____	_____
H.	Adult Psychiatric	_____	_____	_____	_____	_____
I.	Geriatric Psychiatric	_____	_____	_____	_____	_____
J.	Child/Adolescent Psychiatric	_____	_____	_____	_____	_____
K.	Rehabilitation	_____	_____	_____	_____	_____
L.	Nursing Facility (non-Medicaid Certified)	_____	_____	_____	_____	_____
M.	Nursing Facility Level 1 (Medicaid only)	_____	_____	_____	_____	_____
N.	Nursing Facility Level 2 (Medicare only)	_____	_____	_____	_____	_____
O.	Nursing Facility Level 2 (dually certified Medicaid/Medicare)	_____	_____	_____	_____	_____
P.	ICF/MR	_____	_____	_____	<u>4</u>	<u>4</u>
Q.	Adult Chemical Dependency	_____	_____	_____	_____	_____
R.	Child and Adolescent Chemical Dependency	_____	_____	_____	_____	_____
S.	Swing Beds	_____	_____	_____	_____	_____
T.	Mental Health Residential Treatment	_____	_____	_____	_____	_____
U.	Residential Hospice	_____	_____	_____	<u>4</u>	<u>4</u>
TOTAL		_____	_____	_____	<u>4</u>	<u>4</u>

*CON—Beds approved but not yet in service.

10. Medicare Provider Number N/A

Certification Type N/A

11. Medicaid Provider Number TBD

Certification Type _____

12. If this is a new facility, will certification be sought for Medicare and/or Medicaid?

Response: Yes

13. Identify all TennCare Managed Care Organizations/Behavioral Health Organization (MCOs/BHOs) operating in the proposed service area. Will this project involve the treatment of TennCare participants? Yes. If the response to this item is yes, please identify all MCOs/BHOs with which the applicant has contracted or plans to contract.

Discuss any out-of-network relationships in place with MCOs/BHOs in the area. N/A

Response to Section A, Item 3: Please see Attachment A.3.

Response to Section A, Item 4: Founded to address the needs of those moving out of large, state-run institutions, Open Arms Care Corporation, a Georgia nonprofit corporation (“Open Arms”), has 32 eight-resident homes, or Intermediate Care Facilities for Individuals with Intellectual Disabilities (“ICF/IID”), located in or near Chattanooga, Knoxville, Memphis, and Nashville, Tennessee. Please see Attachment A.4 for a list of facilities operated by Open Arms in Tennessee.

Through provider agreements with TennCare, Open Arms has been providing community-based facilities for individuals with intellectual and developmental disabilities for more than 25 years. Open Arms has no ownership shares or membership interests and is board-managed. Though Open Arms is a Georgia nonprofit corporation, the board of Open Arms is considering converting to a Tennessee nonprofit corporation. If the ultimate decision is to make such a conversion, a new Tennessee nonprofit corporation would be created and the existing Georgia corporation would be merged into it, with the result being that Open Arms would be a Tennessee corporation. The laws of some states allow a simpler process whereby a non-nonprofit corporation can change its domicile from one state to another, but that is not currently allowed for transitions from a Georgia to a Tennessee corporation.

Response to Section A, Item 5: Integra Resources, LLC (“Integra”) manages all of Open Arms’ ICF/IID facilities and is equally owned by SMI Group, LLC and Flatrock Investors, LLC. SMI Group, LLC is, in turn, equally owned by George Stevens and Jeff Mastroleo, while Flatrock Investors, LLC is equally owned by Joseph Torrence and Richard Brown.

George Stevens, Jeff Mastroleo, Joseph Torrence, and Richard Brown have directly applicable experience in areas including healthcare operations, affordable housing operations, financing and management, government service in the areas of mental health and affordable housing, and executive-level management of healthcare providers.

A copy of the management agreement with Integra is included as Attachment A.5.1 and copies of more information about its principals are collectively included as Attachment A.5.2.

Response to Section A, Item 6: The Applicant has an option to lease the building and the land upon which the building is located from WCO AL DP, LLC (the “Landlord”). The Landlord is a subsidiary of Woodbine Community Organization, a Tennessee nonprofit corporation, and has no relationship with Open Arms, other than a contractual relationship from the current leases to Open Arms of buildings and land for the operation of its 32 current facilities. The Landlord will purchase the land and building for the project from Facilities Development Group, LLC (“Developer”) pursuant to a Development Agreement between the Landlord and Developer, after Developer has acquired and financed the land pursuant to the contract attached as Attachment A.6 and then arranged the construction and financing of the proposed facility. Open Arms then has an option to lease the completed, fully furnished facility from the Landlord. Please see Attachment A.6 for copies of the

Development Agreement and Option to Lease, and an illustration of the transactions between the parties.

Response to Section A, Item 13: The Applicant currently has contracts with the following managed care organizations: AmeriGroup, TennCare Select and BlueSelect.

NOTE: **Section B** is intended to give the Applicant an opportunity to describe the project and to discuss the need that the Applicant sees for the project. **Section C** addresses how the project relates to the Certificate of Need criteria of Need, Economic Feasibility, and the Contribution to the Orderly Development of Health Care. **Discussions on how the application relates to the criteria should not take place in this section unless otherwise specified.**

SECTION B: PROJECT DESCRIPTION

- I. **Provide a brief executive summary of the project not to exceed two pages. Topics to be included in the executive summary are a brief description of proposed services and equipment, ownership structure, service area, need, existing resources, project cost, funding, financial feasibility and staffing.**

Response:

Services

This project involves construction of a new 4-bed Intermediate Care Facility for Individuals with Intellectual Disabilities ("ICF/IID") in Greeneville, Tennessee. This facility will be constructed for the purpose of transitioning four individuals from the Greene Valley Developmental Center ("GVDC"), a large, congregate institutional facility, into a smaller, group home located in the community. ICF/IID services are a Medicaid benefit for individuals with intellectual and developmental disabilities which provides individualized health care and rehabilitation services intended to increase functional status and independence.

The facility will be a one-story, fully accessible family home of approximately 2,800 square feet with four bedrooms, combination living/dining room, kitchen, laundry, office, and associated storage areas. The home will have two large, fully accessible bathrooms, one half bath, and a residential sprinkler system. Depending on the resident and his or her medical needs, residents will receive assistance meeting hygiene requirements, specialized dietary services, physical therapy, and assistance with activities of daily living, as well as physical, occupational, and behavioral therapies. The overall goal is to provide the combination of an environment and services that will enrich their quality of life and sense of community. The Tennessee Department of Intellectual and Developmental Disabilities (DIDD) strongly supports this application as more fully expressed in its letter of recommendation, a copy of which is attached to this application as Attachment B.1.

Need/Existing Resources

Pursuant to an Exit Plan and Approved Order adopted by a federal court in January 2015, the Greene Valley Developmental Center must close on June 30, 2016, unless the timing for the Exit Plan is extended pursuant to its provisions allowing certain extensions (not to exceed June 30, 2017). This Court Order brought an end to longstanding litigation against several institutions for the intellectually disabled in Tennessee.¹ As a result of the litigation, the state has closed two similar institutions and transitioned their residents to other facilities or living arrangements. Under the terms of the Exit Plan and DIDD's Transition Plan for GVDC, the institution's remaining residents had the opportunity to choose between private ICF/IID services and state-based Medicaid waiver programs.² Seventy-five (75) of the 85 individuals remaining at GVDC as of early September 2015, have opted to move to private ICF/IID facilities, with 45 having expressed a desire to remain in the Greene County area.³ The proposed facility, located in Greene County, is being developed to serve four of these individuals. Please see Attachment B.3 for the letter from DIDD indicating all individuals in Greene County for whom DIDD intends the Applicant to provide ICF/IID services following GVDC's closure. The individuals who will reside in the facility will continue to be funded through the ICF/IID program following GVDC's closure.

Ownership

Open Arms is a licensed and Medicaid-certified ICF/IID provider in Tennessee – one of the largest in the state – and has been providing care for approximately one third of the state's population requiring ICF/IID services since 1990. The Applicant operates more than 30 facilities across Tennessee, with locations in Shelby, Davidson/Williamson, Hamilton, and Knox Counties. The Applicant is a non-profit corporation with no ownership shares or membership interests.

Staffing

The Applicant employs no staff in Greene County for its current programs. However, with its anticipated employment of some of GVDC's staff and recruitment of other qualified individuals, the Applicant anticipates having 2.4 LPN nursing FTE's and 11.23 FTE's of direct support personnel to staff the new facility's three shifts.

Project Cost, Funding, and Feasibility

The facility's estimated cost of construction is \$647,500, or \$231.25 per square foot. Please see Section C, Economic Feasibility, for additional information about costs for land, site preparation, and other costs. The project financing will include a commercial loan to the landlord (please see Attachment C. Economic Feasibility – 2).

¹ *People First of Tennessee, et al. v. Clover Bottom Developmental Center, et al.*, No. 3:95-cv-1227, Slip Op., 2015 WL 404077 at *1 (M.D. Tenn. Jan. 29, 2015).

² Both available at <https://www.tn.gov/didd/topic/clover-bottom-exit-plan>. TennCare's Home and Community Based (HCBS) Waiver programs serve "adults with intellectual disabilities and children under age six with developmental delay who qualify for and, absent the provision of services provided under [the waiver program], would require placement in a private [ICF/IID]." See TennCare, Statewide Waiver Program, available <https://www.tn.gov/tenncare/article/statewide-waiver-program>.

³ November 4, 2015 memo from Terry Jordan-Henley of DIDD, which is attached as Attachment B.2.

Because of the Applicant's extensive experience serving individuals with intellectual and developmental disabilities and its solid working relationship with DIDD, the Applicant believes that, in addition to being economically feasible, this project will greatly improve the lives of former GVDC residents.

B. II. Provide a detailed narrative of the project by addressing the following items as they relate to the proposal.

A. Describe the construction, modification and/or renovation of the facility (exclusive of major medical equipment covered by T.C.A. § 68-11-1601 et seq.) including square footage, major operational areas, room configuration, etc. Applicants with hospital projects (construction cost in excess of \$5 million) and other facility projects (construction cost in excess of \$2 million) should complete the Square Footage and Cost per Square Footage Chart. Utilizing the attached Chart, applicants with hospital projects should complete Parts A.-E. by identifying as applicable nursing units, ancillary areas, and support areas affected by this project. Provide the location of the unit/service within, the existing facility along with current square footage, where, if any, the unit/service will relocate temporarily during construction and renovation, and then the location of the unit/service with proposed square footage. The total cost per square foot should provide a breakout between new construction and renovation cost per square foot. Other facility projects need only complete parts B.-E. Please also discuss and justify the cost per square foot for this project.

If the project involves none of the above, describe the development of the proposal.

Response: The architect, Developer, and the Applicant's staff worked closely with a realtor to review several sites for suitability to construct the home and to evaluate utility and availability. The resulting location of the project is a 1.37-acre lot on the east side of a 2.74-acre parcel on the south side of East Church Street, 0.05 mile east of the street's intersection with Edgewood Drive, and will be a one-story, fully accessible family home with four bedrooms, living room, dining room, kitchen, laundry, and associated storage areas. The home will have two large, fully accessible bathrooms and one half bath. It will be constructed of brick and siding with asphalt shingles. There will be a residential sprinkler system. The home will be 2,800 square feet, and its estimated construction cost is \$231.25 per square foot, for a total approximated cost of \$647,500, which the Applicant believes is a reasonable cost for new construction of an ICF/IID facility in this area.

B. Identify the number and type of beds increased, decreased, converted, relocated, designated, and/or redistributed by this application. Describe the reasons for change in bed allocations and describe the impact the bed change will have on the existing services.

Response: The four beds to be created through this project are ICF/IID (formerly known as ICF/MR) beds and are intended to specifically serve individuals transitioning out of GVDC

as detailed above. This project will have no impact on existing services because it will directly replace four existing beds at GVDC that will no longer be in use following its closure.

C. As the Applicant, describe your need to provide the following health care services (if applicable to this application):

1. Adult Psychiatric Services
2. Alcohol and Drug Treatment for Adolescents (exceeding 28 days)
3. Birthing Center
4. Burn Units
5. Cardiac Catheterization Services
6. Child and Adolescent Psychiatric Services
7. Extracorporeal Lithotripsy
8. Home Health Services
9. Hospice Services
10. Residential Hospice

11. ICF/IID Services (ICF/MR)

12. Long-term Care Services
13. Magnetic Resonance Imaging (MRI)
14. Mental Health Residential Treatment
15. Neonatal Intensive Care Unit
16. Non-Residential Methadone Treatment Centers
17. Open Heart Surgery
18. Positron Emission Tomography
19. Radiation Therapy/Linear Accelerator
20. Rehabilitation Services
21. Swing Beds

Response: This project involves the establishment of a small ICF/IID group home for four individuals transitioning from GVDC, pursuant to the Exit Plan. DIDD's Transition Plan for GVDC is evidence of the need for this project. Without the Applicant's project, individuals who have chosen to remain in the service area would not have the support they require to reside in their chosen county.

D. Describe the need to change location or replace an existing facility.

Response: Not applicable. This project involves the establishment of a new ICF/IID facility. The only facility being replaced is GVDC, which must close by June 30, 2016, pursuant to the Court Order unless an extension is granted pursuant to the Exit Plan as previously noted.

E. Describe the acquisition of any item of major medical equipment (as defined by the Agency Rules and the Statute) which exceeds a cost of \$1.5 million; and/or is a magnetic resonance imaging (MRI) scanner, positron emission tomography (PET) scanner, extracorporeal lithotripter and/or linear accelerator by responding to the following:

1. For fixed-site major medical equipment (not replacing existing equipment):
 - a. Describe the new equipment, including:
 1. Total cost; (As defined by Agency Rule).

2. Expected useful life;
 3. List of clinical applications to be provided; and
 4. Documentation of FDA approval.
- b. Provide current and proposed schedules of operations.

Response: Not applicable.

2. For mobile major medical equipment:
- a. List all sites that will be served;
 - b. Provide current and/or proposed schedule of operations;
 - c. Provide the lease or contract cost.
 - d. Provide the fair market value of the equipment; and
 - e. List the owner for the equipment.

Response: Not applicable.

3. Indicate applicant's legal interest in equipment (*i.e.*, purchase, lease, etc.) In the case of equipment purchase include a quote and/or proposal from an equipment vendor, or in the case of an equipment lease provide a draft lease or contract that at least includes the term of the lease and the anticipated lease payments.

Response: Not applicable.

B. III. A. Attach a copy of the plot plan of the site on an 8 1/2" x 11" sheet of white paper which must include:

1. Size of site (*in acres*);
 2. Location of structure on the site; and
 3. Location of the proposed construction.
 4. Names of streets, roads or highway that cross or border the site.
- Please note that the drawings do not need to be drawn to scale. Plot plans are required for all projects.

Response: Please see Attachment B.III.A.

The residential area surrounding the parcel at E. Church Street is a residential neighborhood of single family homes similar to that proposed in this application. The following is a tabulation of the square footages of the homes in the immediate vicinity.

Address	Area of Home (sq. ft.)
1419 E. Church Street	1,092
1420 E. Church Street	1,334
1421 E. Church Street	1,008
1422 E. Church Street	1,338
1423 E. Church Street	1,080
1424 E. Church Street	1,646
1425 E. Church Street	1,401
1426 E. Church Street	1,620

1427 E. Church Street	1,303
1428 E. Church Street	780
1430 E. Church Street	1,735
1516 E. Church Street	1,260

Source: Tennessee Office of Information Resources GIS System, available <http://tn.tnmap.opendata.arcgis.com/>.

B. Describe the relationship of the site to public transportation routes, if any, and to any highway or major road developments in the area. Describe the accessibility of the proposed site to patients/clients.

Response: The project will house individuals transitioning from GVDC and will not be generally open to the public. Access for individuals housed at the site will be supervised by the facility's staff. Families of these individuals will have access to the facility from U.S. Highway 321, which runs through the heart of Greeneville and is an 8 minute drive from the facility. From U.S. Highway 321, visitors turn onto N. Main Street, follow the road south for 1.1 miles, and then turn left onto East Church Street. The facility is 1.4 miles down E. Church Street, just beyond Edgewood Drive.

B. IV. Attach a floor plan drawing for the facility which includes legible labeling of patient care rooms (noting private or semi-private), ancillary areas, equipment areas, etc. on an 8 1/2" x 11" sheet of white paper.

NOTE: DO NOT SUBMIT BLUEPRINTS. Simple line drawings should be submitted and need not be drawn to scale.

Response: Please see Attachment B.IV.

B. V. For a Home Health Agency or Hospice, identify:

1. Existing service area by County;
2. Proposed service area by County;
3. A parent or primary service provider;
4. Existing branches; and
5. Proposed branches.

Response: Not applicable.

SECTION C: GENERAL CRITERIA FOR CERTIFICATE OF NEED

NEED

- 1. Describe the relationship of this proposal toward the implementation of the State Health Plan and Tennessee's Health: Guidelines for Growth.**

Please discuss how the proposed project will relate to the 5 Principles for Achieving Better Health found in the State Health Plan.

Principle 1: The purpose of the State Health Plan is to improve the health of Tennesseans.

Response: The new home will support this principle by ensuring all residents receive high quality health care. Residents will have medical care on an as-needed basis as well as per physician recommendations. The individuals will have access to services for all their healthcare needs, including mental health. They will have both planned and spontaneous activities to enjoy in their new community and they will be given the opportunity to participate in vocational training or job coaching.

Principle 2: Every citizen should have reasonable access to health care.

Response: The Applicant will ensure that all residents continue to receive medical care as needed as well as in the manner and on the schedule prescribed by regulations and residents' physicians. Additionally, the transition from a large facility such as GVDC to the home proposed by the Applicant in this application will provide residents with higher quality and more personalized medical care, as staff and physicians will have more time to monitor residents' physical and mental well-being.

Principle 3: The state's health care resources should be developed to address the needs of Tennesseans while encouraging competitive markets, economic efficiencies and the continued development of the state's health care system.

Response: Providing support in an ICF/IID is cost effective at the Applicant's facility due to concise staffing, preventive healthcare, management oversight of resource utilization, and design of a home specifically dedicated to the GVDC population. Ongoing cost efficiency will result from preventive healthcare and preservation of residents' existing mobility through therapy. Additionally, through its 25 years of experience, the Applicant will be able to put its expertise to work and take advantage of economies of scale possible due to its locations throughout the state, both of which will enable the Applicant to spend less money than would be spent by a less experienced applicant.

Principle 4: Every citizen should have confidence that the quality of health care is continually monitored and standards are adhered to by health care providers.

Response: As a provider of ICF/IID services, the Applicant is regulated by both the state and the federal government. Further, as a decades-long ICF/IID services provider veteran,

the Applicant is well versed in satisfying these requirements and ensuring that its facilities meet regulatory and licensure expectations and standards. Tennesseans can be confident that services offered at one of the Applicant's facilities have the backing of this experience and regulatory oversight.

Principle 5: The state should support the development, recruitment and retention of a sufficient and quality health care workforce.

Response: The Applicant utilizes licensed and unlicensed personnel to provide cohesive care to the individuals supported. Additionally, the Applicant, with the addition of a new ICF/IID in the area, will ensure that these services remain available to the community and that individuals interested in providing the services continue to come to the community to work.

- a. Please provide a response to each criterion and standard in Certificate of Need Categories that are applicable to the proposed project. Do not provide responses to General Criteria and Standards (pages 6-9) here.**

A. Need

1. The population-based estimate of the total need for ICF/MR facilities is .032 percent of the general population. This estimate is based on the estimate for all mental retardation of 1 percent. Of the 1 percent estimate, 3.2 percent of those are estimated to meet level 1 criteria and be appropriate for ICF/MR services.

Response: The 2015 population of Greene County, Tennessee is estimated to be 71,945 with 100 ICF/IID beds in the county as of 2014. Using the need-based estimate of .032%, the need in Greene County is 23 beds.

This project, however, does not involve the development of new ICF/IID beds. Therefore, the population-based needs analysis in the Guidelines for Growth is inapplicable. The beds which are being used by this project serve only to replace beds already in existence at GVDC and are being built in response to the need for services arising from the closure of GVDC, which would otherwise eliminate these beds. Thus, no net increase in the number of ICF/IID beds is intended by this application.

Further, the need estimate does not accurately reflect the need in Greene County due to the county's history as one of only three counties in Tennessee with a ICF/IID institutional facility like GVDC. There is a concentration of individuals from counties throughout the state who need ICF/IID services in Greene County, skewing the accuracy of the need estimate formula. The presence of GVDC in Greene County means that the need is actually much greater than expressed by the calculation.

2. The estimate for total need should be adjusted by the existent ICF/MR beds operating in the area as counted by the Department of Health, Department of Mental

Health and Developmental Disabilities, and the Division of Mental Retardation Services in the Joint Annual Reports.

Response: The total estimated need minus the existing beds leaves a need of -77 beds in Greene County. However, according to DIDD,⁴ 45 ICF/IID beds are needed for GVDC residents who wish to remain in the Greene County area. All existing ICF/IID beds in the Greene County area are full, and there is not sufficient existing capacity in the area to develop services for remaining GVDC residents by June 30, 2016, without development of new ICF/IID beds. The Applicant is one of three providers coordinating with DIDD to develop 32 new beds in Greene County. DIDD is counting on the Applicant to provide 12 of these beds, four of which are contemplated under the proposed project.

B. Service Area

- 1. The geographic service area should be reasonable and based on an optimal balance between population density and service proximity.*

Response: The Applicant has attended provider fairs hosted by DIDD and met with individual residents, their families and conservators. From these meetings and events, the Applicant has found that the families and conservators of 45 of the individuals remaining at GVDC desire that their loved ones remain in the Greene County area, since they have lived in this community for decades. The facility contemplated in this application will be located in Greene County to serve their needs.

Given the anticipated acuity level of individuals at the facility, and the recent changes by CMS regarding Home and Community-Based Services (HCBS) as to whether such individuals receive services in their own home or in the community, transportation to a day center may not occur on a regular basis. If such day center services are needed, Open Arms will either develop its own day center in Greeneville, similar to the existing day centers operated by Open Arms in Chattanooga, Knoxville, Memphis, and Nashville, which it currently utilizes for other facilities it operates in those cities, or contract with another provider of day center services in the Greeneville area.

Please find below a chart of distances from the proposed location to services within the area.

Service	Closest Location	Driving Distance	Driving Time
Nearest Incorporated City	Greeneville, TN	Facility is within city limits.	Not applicable.
Hospital	Laughlin Memorial Hospital 1420 Tusculum Blvd. Greeneville, TN 37745	2.3 miles	6 minutes
Physician Offices	Philip Thwing, MD Family Practice	0.7 mile	2 minutes

⁴ Memorandum from Terry Jordan-Henley, Deputy Regional Director for the East Tennessee Regional Office of the Department of Intellectual and Developmental Disabilities, Re: ICF/IID Expansions and CON Development, November 4, 2015.

	400 K St. Greeneville, TN 37745		
EMS/Fire Station	Greeneville Fire Department 1323 Mt. Bethel Rd. #4 Greeneville, TN 37745	0.6 mile	1 minute
Day Treatment (if applicable)	N/A	N/A	N/A
Greene Valley Developmental Center 4850 E Andrew Johnson Hwy. Tusculum, TN 37745		5.5 miles	12 minutes

2. The relationship of the socio-demographics of the service area and the project population to receive services should be considered. The proposal's sensitivity and responsiveness to the special needs of the service area should be considered including accessibility to consumers, particularly women, racial and ethnic minorities, low-income groups, and those needed services involuntarily.

Response: The project population consists of the remaining residents of GVDC who wish to relocate to an ICF/IID within Greene County. The Applicant is aware of their special needs, including their age distribution, nutritional needs, mobility and visual impairments, and their psychiatric and behavioral needs. This facility is designed and located with their needs in mind and is dedicated to serving them. The Applicant serves all individuals regardless of racial, ethnic, or other demographic background. The proposed facility will be located in a residential setting to promote community inclusion.

C. Relationship to Existing Applicable Plans

1. The proposal's relationship to policy as formulated in the state, city, county, and/or regional plans and other documents should be a significant consideration.

Response: The Applicant is building this facility to serve the needs of the individuals affected by closure of GVDC and will assist the State in fulfilling its responsibility under the Court Order to offer GVDC's remaining residents a choice to transition to a private ICF/IID or to enroll in the state-based Medicaid waiver program.

2. The proposal's relationship to underserved geographic areas and underserved populations groups as identified in state, city, county, and/or regional plans and other documents should be a significant consideration.

Response: All of the remaining residents at GVDC will need to find other homes by June 30, 2016, unless extended to June 30, 2017 as previously noted, and 75 of these individuals have chosen to transition to an ICF/IID. DIDD has determined that the existing facilities will not be sufficient to absorb the 45 GVDC residents who wish to remain in Greene County. This facility, along with others proposed by the Applicant and its peers, will ensure that these individuals have the services they need.

3. The impact of the proposal on similar services supported by state and federal appropriations should be assessed and considered.

Response: This project will shift existing ICF/IID beds from GVDC to a four-bed group home, as a part of the closing of GVDC. This will, in turn, shift federal and state funding from GVDC to the small group home described in this application.

4. The degree of projected financial participation in the Medicare and TennCare programs should be considered.

Response: ICF/IID services in Tennessee are funded by TennCare and the Applicant anticipates that TennCare funds will be responsible for 100% of the facility's revenue.

D. Relationship to Existing Similar Services in the Area

1. The area's trends in occupancy and utilization of similar services should be considered.

Response: The following ICF/IID beds currently operate in Greene County:

- Comcare, Inc. (36 beds):
 - Nine (9) four-bed homes
- East Tennessee Homes (64 beds):
 - Sixteen (16) four-bed homes

These beds are at full occupancy. At present, only 32 beds (including the four contemplated in this application) are being planned to meet DIDD's identified need for 45 additional beds in Greene County. This indicates that the proposed beds, like the others in the service area, will operate at full capacity, as well.

A chart of the occupancy of ICF/IID's in the county for the past three years follows.

ICF/IID Utilization, Greene County

	2012	2012	2012	2013	2013	2013	2014	2014	2014
Facility/Address	Lic. Beds	ADC	% Occup.	Lic. Beds	ADC	% Occup.	Lic. Beds	ADC	% Occup.
COMCARE A	4	4	100.0%	4	4	100.0%	4	4	100.0%
COMCARE B	4	4	100.0%	4	4	100.0%	4	4	100.0%
COMCARE C	4	4	100.0%	4	4	100.0%	4	4	100.0%
COMCARE D	4	4	100.0%	4	4	100.0%	4	4	100.0%
COMCARE E	4	4	100.0%	4	3.9	97.8%	4	3.8	97.1%
COMCARE F	4	4	100.0%	4	4	100.0%	4	4	100.0%
COMCARE G	4	4	100.0%	4	3.8	96.2%	4	3.6	91.3%
COMCARE H	4	4	100.0%	4	4	100.0%	4	3.9	98.4%
COMCARE I	4	3.9	98.4%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES A	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES B	4	4	100.0%	4	4	100.0%	4	4	100.0%

E. TENN. HOMES C	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES D	4	3.8	94.0%	4	4	100.0%	4	3.7	91.8%
E. TENN. HOMES E	4	3.8	96.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES F	4	3.4	84.4%	4	4	100.0%	4	3.7	93.8%
E. TENN. HOMES G	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES H	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES I	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES J	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES K	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES L	4	4	100.0%	4	3.8	95.8%	4	4	100.0%
E. TENN. HOMES M	4	4	100.0%	4	3.9	97.9%	4	4	100.0%
E. TENN. HOMES N	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES O	4	3.9	98.7%	4	3.8	96.0%	4	4	100.0%
E. TENN. HOMES P	4	4	99.6%	4	4	100.0%	4	4	100.0%
TOTAL:	100	98.8	98.8%	100	99.2	99.3%	100	98.7	98.9%

Source: November 4, 2015 memo from Terry Jordan-Henley of DIDD, which is attached as Attachment B.2.

2. *Accessibility to specific special needs groups should be an important factor.*

Response: As an ICF/IID home, this facility will be accessible to individuals living with intellectual or developmental disabilities. Its bathroom and bedroom facilities and nursing station are specifically designed to assist medically fragile residents with severe intellectual or developmental disabilities.

b. **Applications that include a Change of Site for a health care institution, provide a response to General Criterion and Standards (4)(a-c)**

Response: Not applicable. GVDC is closing and the proposed facility will take on four of its current residents; there is no change of site.

2. **Describe the relationship of this project to the applicant facility's long-range development plans, if any.**

Response: Since its first facility opened in 1990, the Applicant has grown to be the largest provider of private ICF/IID facilities in Tennessee, providing care for one third of the state's most medically fragile population in Shelby, Davidson/Williamson, Hamilton, and Knox counties. Drawing on 25 years of experience serving Tennesseans, the Applicant plans to establish nine (9) 4-bed ICF/IID facilities in response to the closure of GVDC, including the ICF/IID proposed in this application. The Applicant, therefore, will seek Certificate of Need approval for two facilities in Hamilton County, three in Greene County, and four in Knox County.

3. **Identify the proposed service area and justify the reasonableness of that proposed area.**

Submit a county level map including the State of Tennessee clearly marked to reflect the service area. Please submit the map on 8 1/2" x 11" sheet of white paper marked only with ink detectable by a standard photocopier (i.e., no highlighters, pencils, etc.).

Response: Please see Attachment Need.3. Though DIDD has identified 12 of the individuals who have chosen to remain in the service area to transition to the Applicant's care, the Applicant is still assessing the final housing assignments. Therefore, using information from all residents staying in the service area, the distance from the proposed facility to the residents' family members' and/or guardians' addresses generally ranges from 28-42 miles or less than an hour's drive (5 residents), to 70-110 miles, or less than a two-hour drive, with two residents having family members more than three hours away.

4. A. Describe the demographics of the population to be served by this proposal.

Response: The population to be served by this proposal consists of the 85 remaining residents of GVDC, the great majority of whom chose to transition to ICF/IID facilities pursuant to the Court Order closing the institution. The Applicant is aware of the individuals to be served by this proposed facility. DIDD has identified the four individuals to whom the Applicant has committed to provide residency in this facility and in eight other 4-bed ICF/IIDs that will be the subject of subsequent applications for Certificates of Need. See Attachment B.2 for the November 4, 2015 memo from DIDD to the Applicant; please note that the residents' names have been redacted to preserve confidentiality.

	Tennessee	Greene County
2015 Total Population	6,735,706	71,945
2019 Total Population	7,035,572	74,149
Total Population % Change	4.5%	3.1%
Age 65+ Population 2015	1,051,862	15,030
Age 65+ Population 2019	1,219,696	17,205
Age 65+, % Change	16.0%	14.5%
Age 65+, % Total Population 2015	17.3%	23.2%
TennCare Enrollees through 9/2015	1,461,025	15,417
TennCare Enrollees as % of Total Population, 2015	21.7%	21.4%
Median Age	38	42.6
Median Household Income	\$44,298	\$35,545
Population % Below Poverty Level	17.6%	22%

Sources: Tennessee Population Estimates 2015 and 2019; TennCare Enrollment Report for September 2015; U.S. Census Bureau Quickfacts

B. Describe the special needs of the service area population, including health disparities, the accessibility to consumers, particularly the elderly, women, racial and ethnic minorities, and low-income groups. Document how the business plans of the facility will take into consideration the special needs of the service area population.

Response: The anticipated residents of the facility are all individuals with severe intellectual or developmental disabilities requiring institutional care. In particular:

- 54 are 23-60 years of age, while the remaining 31 are 61 and older;
- 37 require enteral feedings, and another 17 have structured dining plans;
- 65, 42 of which are non-ambulatory, have mobility impairments;
- Approximately 60% use a customized seating system and/or other alternative positioning equipment;
- 28 are legally blind; and
- 28 are prescribed psychotropic medications, and 13 have a Behavioral Support Plan or Behavioral Support Guidelines.

The Applicant's facility will be specially designed to meet residents' physical and medical needs, such as accessible entry doors, hallways, bathrooms, transportation, and ADA-compliant sink/vanity and toilets. Other services that will be provided include assistance meeting hygiene requirements, specialized dietary services, physical therapy, and activities of daily living, including physical, occupational, and behavioral therapies. The overall goal is to provide residents with an environment and services that will let them live dignified and meaningful lives in a community setting.

- 5. Describe the existing or certified services, including approved but unimplemented CONs, of similar institutions in the service area. Include utilization and/or occupancy trends for each of the most recent three years of data available for this type of project. Be certain to list each institution and its utilization and/or occupancy individually. Inpatient bed projects must include the following data: admissions or discharges, patient days, and occupancy. Other projects should use the most appropriate measures, e.g., cases, procedures, visits, admissions, etc.**

Response: As noted above, all existing ICF/IID beds are at full occupancy, and there are no approved-but-unimplemented ICF/IID beds for Greene County.

- 6. Provide applicable utilization and/or occupancy statistics for your institution for each of the past three (3) years and the projected annual utilization for each of the two (2) years following completion of the project. Additionally, provide the details regarding the methodology used to project utilization. The methodology must include detailed calculations or documentation from referral sources, and identification of all assumptions.**

Response: The Applicant projects 100% occupancy of all four beds, or 1460 resident bed days, for the first two years of operation of this facility. This is based upon the fact that DIDD has identified the four (4) individuals to whom the Applicant has committed to provide ICF/IID beds in Greene County following Certificate of Need approval. Further, with GVDC's closure and the full occupancy of existing ICF/IID facilities, the proposed project will have to operate at 100% occupancy to accommodate the need created by GVDC's closure. It is also based upon the years of experience the Applicant has had operating ICF/IIDs in Tennessee and the current occupancy rate in the county.

C. ECONOMIC FEASIBILITY

1. Provide the cost of the project by completing the Project Costs Chart on the following page.

Justify the cost of the project.

- All projects should have a project cost of at least \$3,000 on Line F. (Minimum CON Filing Fee). CON filing fee should be calculated from Line D. (See Application Instructions for Filing Fee.)
- The cost of any lease (building, land, and/or equipment) should be based on fair market value or the total amount of the lease payments over the initial term of the lease, whichever is greater. Note: This applies to all equipment leases including by procedure or “per click” arrangements. The methodology used to determine the total lease cost for a “per click” arrangement must include, at a minimum, the projected procedures, the “per click” rate and the term of the lease.
- The cost for fixed and moveable equipment includes, but is not necessarily limited to, maintenance agreements covering the expected useful life of the equipment; federal, state, and local taxes and other government assessments; and installation charges, excluding capital expenditures for physical plant renovation or in-wall shielding, which should be included under construction costs or incorporated in a facility lease.
- For projects that include new construction, modification, and/or renovation; documentation must be provided from a contractor and/or architect that support the estimated construction costs.

Response: Please see Attachment C. Economic Feasibility – 1 for a copy of the letter from the architect supporting the estimated construction cost.

PROJECT COST CHART

A. Construction and equipment acquired by purchase	
a. Architectural and Engineering Fees	_____
b. Legal, Administrative (Excluding CON Filing Fee), Consultant Fees	_____ \$15,000
c. Acquisition of Site	_____
d. Preparation of Site	_____
e. Construction Costs	_____
f. Contingency Fund	_____ \$ 24,424
g. Fixed Equipment (Not included in Construction Contract)	_____
h. Moveable Equipment (List all equipment over \$56,000)	_____
i. Other _____	_____
B. Acquisition by gift, donation, or lease	
a. Facility (inclusive of building and land) *	_____ \$ 1,327,500
b. Building only	_____
c. Land only	_____
d. Equipment (Specify) <u>all FF&E is included</u> <u>in the Facility Lease</u>	_____
e. Other (Specify) _____	_____
C. Financing Costs and Fees	
a. Interim Financing	_____
b. Underwriting Costs	_____
c. Reserve of One Year's Debt Service	_____
d. Other (Capitalized Interest) _____	_____
D. Estimated Project Cost (A+B+C+)	
	_____ \$ 1,366,924
E. CON Filing Fee	
	_____ \$ 3,076
F. Total Estimated Project Cost (D+E)	
	_____ \$ 1,370,000
TOTAL	
	_____ \$1,370,000

*The Lease has an anticipated term of 15 years at an anticipated rent of \$88,500 per year, for a total of \$1,327,500.

Estimated acquisition, development and construction costs (inclusive) for the leased facility are:

Acquisition of site	19,500
Architectural and engineering fees	32,000
Preparation of site	80,000
Construction costs	647,500
Landscaping and irrigation	25,000
Contingency fund	56,000
Furnishings and equipment	<u>25,000</u>
TOTAL	885,000

2. Identify the funding sources for this project.

Please check the applicable item(s) below and briefly summarize how the project will be financed. (Documentation for the type of funding MUST be inserted at the end of the application, in the correct alpha/numeric order and identified as Attachment C, Economic Feasibility-2.)

- ☒ **A. Commercial loan--Letter from lending institution or guarantor stating favorable initial contact, proposed loan amount, expected interest rates, anticipated term of the loan, and any restrictions or conditions;**
- ☐ **B. Tax-exempt bonds--Copy of preliminary resolution or a letter from the issuing authority stating favorable initial contact and a conditional agreement from an underwriter or investment banker to proceed with the issuance;**
- ☐ **C. General obligation bonds—Copy of resolution from issuing authority or minutes from the appropriate meeting.**
- ☐ **D. Grants--Notification of intent form for grant application or notice of grant award; or**
- ☐ **E. Cash Reserves--Appropriate documentation from Chief Financial Officer.**
- ☐ **F. Other—Identify and document funding from all other sources.**

Response: Please see Attachment C. Economic Feasibility – 2 for documentation of the project's funding by ServisFirst Bank.

3. **Discuss and document the reasonableness of the proposed project costs. If applicable, compare the cost per square foot of construction to similar projects recently approved by the Health Services and Development Agency.**

Response: This project will be cost-effective as the Applicant is taking advantage of all of its expertise and resources. For example, assuming Certificate of Need approval, the Applicant will use the same layout for all ICF/IID homes it will build to accommodate GVDC residents.

All Open Arms facilities are currently leased from a subsidiary of Woodbine Community Organization, a Tennessee nonprofit corporation (which has no relationship with Open Arms, other than a contractual relationship from the current leases), and this facility will be leased in a similar structure. As the Landlord will be responsible for the development and construction of the facility, the Project Cost Chart only includes the anticipated lease expenses over the life of the lease, which is in excess of the development and construction costs.

The components of development and construction costs are as follows:

Acquisition of site	19,500
Architectural and engineering fees	32,000
Preparation of site	80,000
Construction costs	647,500
Landscaping and irrigation	25,000
Contingency fund	56,000
Furnishings and equipment	<u>25,000</u>
TOTAL	885,000

4. **Complete Historical and Projected Data Charts on the following two pages—do not modify the Charts provided or submit Chart substitutions! Historical Data Chart represents revenue and expense information for the last *three (3)* years for which complete data is available for the institution. Projected Data Chart requests information for the two (2) years following the completion of this proposal. Projected Data Chart should reflect revenue and expense projections for the *Proposal Only* (i.e., if the application is for additional beds, include anticipated revenue from the proposed beds only, not from all beds in the facility).**

Response: There is no Historical Data on this facility since it is a new facility. Please see Attachment C. Economic Feasibility – 4 – Projected Data Chart.

5. Please identify the project's average gross charge, average deduction from operating revenue, and average net charge.

Response: This project's Average Gross charge is \$793.04.

	Per Patient, Greene County
Average Gross Charge	\$793.04
Average Deduction	\$0
Average Net Charge	\$793.04

6. A. Please provide the current and proposed charge schedules for the proposal. Discuss any adjustment to current charges that will result from the implementation of the proposal. Additionally, describe the anticipated revenue from the proposed project and the impact on existing patient charges.

Response: The proposed charge schedule is \$793.04 per day for the first year of operations. The Applicant anticipates that almost all of its revenue will come from TennCare, with some of the revenue coming from residents' SSI benefits, as required by TennCare. The money from residents' SSI benefits will be used to cover some of the cost of services. The Applicant is not aware of any residents with food stamp benefits.

6. B. Compare the proposed charges to those of similar facilities in the service area/adjoining service areas, or to proposed charges of projects recently approved by the Health Services and Development Agency. If applicable, compare the proposed charges of the project to the current Medicare allowable fee schedule by common procedure terminology (CPT) code(s).

Response: The economics of the operations of the new four-bed homes will be considerably different from the operations of the existing homes, so the Applicant does not believe such a comparison would be meaningful. The Applicant's proposed rate is \$793.04 per day.

7. Discuss how projected utilization rates will be sufficient to maintain cost-effectiveness.

Response: As the Projected Data Chart indicates, this project is intended to run on a break-even basis. Proposed project charges were developed with this goal in mind. The client anticipates that approximately 96% of the revenue will come from TennCare and 4% of the revenue will come from SSI benefits.

8. Discuss how financial viability will be ensured within two years; and demonstrate the availability of sufficient cash flow until financial viability is achieved.

Response: As the Projected Data Chart indicates, this project is intended to run on a break-even basis. Proposed project charges were developed with this goal in mind.

9. Discuss the project's participation in state and federal revenue programs including a description of the extent to which Medicare, TennCare/Medicaid, and medically indigent patients will be served by the

project. In addition, report the estimated dollar amount of revenue and percentage of total project revenue anticipated from each of TennCare, Medicare, or other state and federal sources for the proposal's first year of operation.

Response: All the participants in this project will be TennCare/Medicaid recipients. This project is intended to provide specialized services to TennCare/Medicaid recipients in need of ICF level care. The Applicant anticipates that 100% of its revenue will come from TennCare.

- 10. Provide copies of the balance sheet and income statement from the most recent reporting period of the institution and the most recent audited financial statements with accompanying notes, if applicable. For new projects, provide financial information for the corporation, partnership, or principal parties involved with the project. Copies must be inserted at the end of the application, in the correct alphanumeric order and labeled as Attachment C, Economic Feasibility-10.**

Response: Please see Attachment C. Economic Feasibility-10 for the Applicant's most recent balance sheet, income statement, and audited financial statement.

- 11. Describe all alternatives to this project which were considered and discuss the advantages and disadvantages of each alternative including but not limited to:**
 - a. A discussion regarding the availability of less costly, more effective, and/or more efficient alternative methods of providing the benefits intended by the proposal. If development of such alternatives is not practicable, the Applicant should justify why not; including reasons as to why they were rejected.**

Response: Under the terms of the Exit Plan for GVDC, the institution's remaining residents had to choose between private ICF/IID services or state-based Medicaid waiver programs. ICF/IID services were by far the most frequently selected alternative, and the Applicant is providing the proposed ICF/IID beds specifically for those who made this choice. Since no other alternative will satisfy the Exit Plan with respect to these individuals, there is no practicable alternative available.

- b. The Applicant should document that consideration has been given to alternatives to new construction, e.g., modernization or sharing arrangements. It should be documented that superior alternatives have been implemented to the maximum extent practicable.**

Response: There are no alternatives to this proposal that will satisfy the Exit Plan. The planned group homes cannot exceed four beds per home, and it would be prohibitively expensive to provide these services on a scale involving fewer beds per home. Constructing a new home is in line with the Applicant's experience and current practices.

Intermediate care facilities must meet regulatory requirements such as those concerning life safety features for ventilation, separation, and flammable materials, and programmatic design concerning client needs and staff engagement that are generally absent in typical residential homes, so converting an existing house into an ICF/IID would have required considerable renovation and construction. According to the Applicant's research and knowledge, most of the new bed ICF homes in the past five years have been new construction as opposed to renovation.

C. CONTRIBUTION TO THE ORDERLY DEVELOPMENT OF HEALTH CARE

1. **List all existing health care providers (e.g., hospitals, nursing homes, home care organizations, etc.), managed care organizations, alliances, and/or networks with which the Applicant currently has or plans to have contractual and/or working relationships, e.g., transfer agreements, contractual agreements for health services.**

Response: The Applicant does not currently have a transfer agreement in place, but does not anticipate any difficulty procuring one, given its years of experience arranging such agreements.

2. **Describe the positive and/or negative effects of the proposal on the health care system.**

Please be sure to discuss any instances of duplication or competition arising from your proposal including a description of the effect the proposal will have on the utilization rates of existing providers in the service area of the project.

Response: This project is essential to the success of the Transition Plan governing GVDC's closure because DIDD is counting on the ICF/IID beds provided in this proposal to fulfill its court-ordered duties to replace existing ICF/IID beds at GVDC. There is no duplication of service. There are no negative effects of this proposal.

3. **Provide the current and/or anticipated staffing pattern for all employees providing patient care for the project. This can be reported using FTEs for these positions. Additionally, please compare the clinical staff salaries in the proposal to prevailing wage patterns in the service area as published by the Tennessee Department of Labor & Workforce Development and/or other documented sources.**

Response: The staffing of the three shifts at this new facility is anticipated as follows: The resident to staff ratio will be approximately two (2) staff members to four (4) residents at night and three (3) or four (4) staff members to four (4) residents for the first two shifts. This staffing pattern meets and exceeds the minimum staff to resident ratio.

	Greene County FTEs
Resident Manager	.5
Qualified MR Professional	.67

Physical Therapist	.125
Occupational Therapist	.125
Speech Therapist	.125
Housekeeping Maintenance and Grounds	.5
Nursing Staff, RN	.33
Nursing Staff, LPN	2.8
Direct Support Staff	11.23
Other Central Office Support Personnel	.77
Total	17.175

The 2014 data from the Tennessee Department of Labor & Workforce Development provides median salary data for the following clinical staff in Tennessee:

RN	\$56,370
LPN	\$36,000
Nursing Assistants	\$22,267

The Applicant proposes the following salary scale for clinical staff in Year 1:

RN	\$60,000
LPN	\$38,958

4. **Discuss the availability of and accessibility to human resources required by the proposal, including adequate professional staff, as per the Department of Health, the Department of Mental Health and Developmental Disabilities, and/or the Division of Mental Retardation Services licensing requirements.**

Response: The Applicant currently has no staff in Greene County. The Applicant does not anticipate difficulty filling positions needed for the project and anticipates that many of the employees for the facility will come from GVDC.

5. **Verify that the Applicant has reviewed and understands all licensing certification as required by the State of Tennessee for medical/clinical staff. These include, without limitation, regulations concerning physician supervision, credentialing, admission privileges, quality assurance policies and programs, utilization review policies and programs, record keeping, and staff education.**

Response: The Applicant has reviewed and understands the aforementioned requirements.

6. **Discuss your health care institution's participation in the training of students in the areas of medicine, nursing, social work, etc. (e.g., internships, residencies, etc.).**

Response: Not applicable.

- 7. a. Please verify, as applicable, that the applicant has reviewed and understands the licensure requirements of the Department of Health, the Department of Mental Health and Developmental Disabilities, the Division of Mental Retardation Services, and/or any applicable Medicare requirements.**

Response: The Applicant has reviewed and understands the aforementioned requirements.

- b. Provide the name of the entity from which the Applicant has received or will receive licensure, certification, and/or accreditation.**

Response: The Applicant will receive licensure, certification, and accreditation as listed below.

Licensure: The Tennessee Department of Health and the Tennessee Department of Intellectual and Developmental Disabilities.

Certification: TennCare.

Accreditation: Not applicable.

- c. If an existing institution, please describe the current standing with any licensing, certifying, or accrediting agency. Provide a copy of the current license of the facility.**

Response: Not applicable. This application is for a new facility.

- d. For existing licensed providers, document that all deficiencies (if any) cited in the last licensure certification and inspection have been addressed through an approved plan of correction. Please include a copy of the most recent licensure/certification inspection with an approved plan of correction.**

Response: Not applicable.

- 8. Document and explain any final orders or judgments entered in any state or country by a licensing agency or court against professional licenses 'held by the Applicant or any entities or persons with more than a 5% ownership interest in the Applicant. Such information is to be provided for licenses regardless of whether such license is currently held.**

Response: None.

- 9. Identify and explain any final civil or criminal judgments for fraud or theft against any person or entity with more than a 5% ownership interest in the project**

Response: None.

- 10. If the proposal is approved, please discuss whether the Applicant will provide the Tennessee Health Services and Development Agency and/or the reviewing agency information concerning the number of patients treated, the number and type of procedures performed, and other data as required.**

Response: If approved, the Applicant will comply with all reporting requirements outlined under Tennessee regulations.

PROOF OF PUBLICATION

Attach the full page of the newspaper in which the notice of intent appeared with the mast and dateline intact or submit a publication affidavit from the newspaper as proof of the publication of the letter of intent.

DEVELOPMENT SCHEDULE

Tennessee Code Annotated § 68-11-1609(c) provides that a Certificate of Need is valid for a period not to exceed three (3) years (for hospital projects) or two (2) years (for all other projects) from the date of its issuance and after such time shall expire; provided, that the Agency may, in granting the Certificate of Need, allow longer periods of validity for Certificates of Need for good cause shown. Subsequent to granting the Certificate of Need, the Agency may extend a Certificate of Need for a period upon application and good cause shown, accompanied by a non-refundable reasonable filing fee, as prescribed by rule. A Certificate of Need which has been extended shall expire at the end of the extended time period. The decision whether to grant such an extension is within the sole discretion of the Agency, and is not subject to review, reconsideration, or appeal.

- 1. Please complete the Project Completion Forecast Chart on the next page. If the project will be completed in multiple phases, please identify the anticipated completion date for each phase.**
- 2. If the response to the preceding question indicates that the applicant does not anticipate completing the project within the period of validity as defined in the preceding paragraph, please state below any request for an extended schedule and document the “good cause” for such an extension.**

PROJECT COMPLETION FORECAST CHART

Enter the Agency projected Initial Decision date, as published in T.C.A. § 68-11-1609(c):
February 24, 2016.

Assuming the CON approval becomes the final agency action on that date; indicate the number of days **from the above agency decision date** to each phase of the completion forecast.

<u>PHASE</u>	<u>DAYS REQUIRED</u>	<u>ANTICIPATED DATE (MONTH/YEAR)</u>
1. Architectural and engineering contract signed	None	January 2016
2. Construction documents approved by the Tennessee Department of Health	51	April 2016
3. Construction contract signed	None	January 2016
4. Building permit secured	21	March 2016
5. Site preparation completed	51	April 2016
6. Building construction commenced	58	April 2016
7. Construction 40% complete	138	July 2016
8. Construction 80% complete	218	September 2016
9. Construction 100% complete (approved for occupancy)	238	October 2016
10. *Issuance of license	252	November 2016
11. *Initiation of service	257	November 2016
12. Final Architectural Certification of Payment	281	December 2016
13. Final Project Report Form (HF0055)	286	December 2016

* For projects that do NOT involve construction or renovation: Please complete items 10 and 11 only.

Note: If litigation occurs, the completion forecast will be adjusted at the time of the final determination to reflect the actual issue date.

Attachment A.3

Articles of Organization and Certificate of Existence



STATE OF TENNESSEE
Tre Hargett, Secretary of State
Division of Business Services
William R. Snodgrass Tower
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

BRADLEY ARANT BOULT CUMMINGS LLP
1600 DIVISION STREET SUITE 700
NASHVILLE, TN 37203

November 4, 2015

Request Type: Certificate of Existence/Authorization
Request #: 0180278

Issuance Date: 11/04/2015
Copies Requested: 1

Document Receipt

Receipt #: 002298437

Filing Fee: \$22.25

Payment-Credit Card - State Payment Center - CC #: 165682600

\$22.25

Regarding: OPEN ARMS CARE CORPORATION
Filing Type: Nonprofit Corporation - Foreign
Formation/Qualification Date: 04/14/1989
Status: Active
Duration Term: Perpetual

Control #: 214758
Date Formed: 12/29/1986
Formation Locale: GEORGIA
Inactive Date:

CERTIFICATE OF AUTHORIZATION

I, Tre Hargett, Secretary of State of the State of Tennessee, do hereby certify that effective as of the issuance date noted above

OPEN ARMS CARE CORPORATION

- * a Corporation formed in the jurisdiction set forth above, is authorized to transact business in this State;
- * has paid all fees, taxes and penalties owed to this State (as reflected in the records of the Secretary of State and the Department of Revenue) which affect the existence/authorization of the business;
- * has filed the most recent annual report required with this office;
- * has appointed a registered agent and registered office in this State;
- * has not filed an Application for Certificate of Withdrawal.

Tre Hargett
Secretary of State

Processed By: Cert Web User

Verification #: 014324123

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, Brian P. Kemp, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

OPEN ARMS CARE CORPORATION

a Domestic Nonprofit Corporation

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number	: 12199262
Date Inc/Auth/Filed	: 12/29/1986
Jurisdiction	: Georgia
Print Date	: 10/28/2015
Form Number	: 211



B. P. Kemp

Brian P. Kemp
Secretary of State

J704339
33420756

ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
OPEN ARMS CARE CORPORATION

1.

The name of the corporation is Open Arms Care Corporation (the "Corporation").

2.

Effective on the date of filing these Articles of Amendment, a new Article XII shall be deemed added to the Articles of Incorporation, which shall read as follows:

"XII.

No director of the Corporation shall have any liability to the Corporation or to its members, if any, for monetary damages for any action taken, or any failure to take any action, as a director, except liability:

- (A) For any appropriation, in violation of his or her duties, of any business opportunity of the Corporation;
- (B) For acts or omissions which involve intentional misconduct or a knowing violation of law;
- (C) For the types of liability set forth in Sections 14-3-860 through 14-3-864 of the Official Code of Georgia Annotated; or
- (D) For any transaction from which the director received an improper personal benefit.

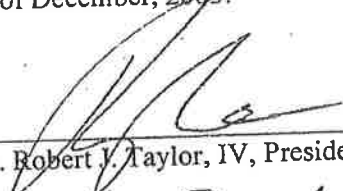
Provided, however, that the provisions of this Article XII shall not be effective for any act or omission occurring prior to December 5, 2003."

3.

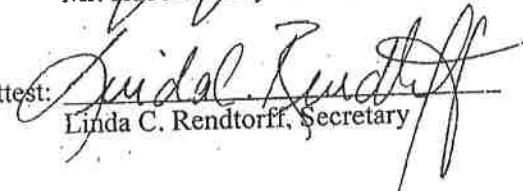
These Articles of Amendment were adopted by the Board of Directors of the Corporation on December 5, 2003.

IN WITNESS WHEREOF, the Corporation has caused these Articles of Amendment to be executed by its duly authorized officers this 5th day of December, 2003.

By:


Mr. Robert J. Taylor, IV, President

Attest:


Linda C. Rendtorff, Secretary

SECRETARY OF STATE

2003 DEC -8 P 1:27

CORPORATIONS DIVISION

ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
REBOUND CARE CORPORATION

003130999
5704339
002940187 (WR)

1.

The name of the corporation is Rebound Care Corporation (the "Corporation").

2.

Effective the date of filing this Articles of Amendment, Article I of the Articles of Incorporation of the Corporation is amended by deleting the existing Article I in its entirety, and by substituting the following therefor:

1.

The name of the corporation is Open Arms Care Corporation (the "Corporation").

3.

This amendment was unanimously adopted by the board of directors of the Corporation as of November 2, 2000.

4.

Action by the members of the Corporation was not required for the adoption of this amendment.

5.

The undersigned hereby certifies that the request for publication of a notice of intent to file Articles of Amendment to change the name of Rebound Care Corporation to Open Arms Care Corporation and payment therefor have been made as required by Section 14-3-1005.1 of the Georgia Nonprofit Corporation Code.

IN WITNESS WHEREOF, the Corporation has caused this Articles of Amendment to be executed by its duly authorized officer as of November 2, 2000:

REBOUND CARE CORPORATION

RECEIVED
62:11 PM 9-12-00
STATE OF GEORGIA

By: [Signature]
Name: ROBERT J. TAYLOR IV
Title: PRESIDENT



CERTIFICATE

AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
REBOUND CARE CORPORATION

THIS DOCUMENT RECEIVED
AND FILED IN THE OFFICE
OF THE SECRETARY OF STATE

BY: Sandra J. Baker

DATE: 3/27/89

TRANSACTION # 89086112

CHARTER # Y704339

WE, the undersigned, James P. Kelly and Brynda J. Baker, being respectively the President and Secretary of REBOUND CARE CORPORATION, a corporation incorporated on December 29, 1986, under the laws of the State of Georgia and assigned Charter Number 8704339, do hereby certify as follows:

1. The name of the corporation is REBOUND CARE CORPORATION (the "Corporation").

2. The Corporation is organized pursuant to the Georgia Business Corporation Code.

3. These Amended and Restated Articles of Incorporation of the Corporation were authorized by the directors and shareholders of the Corporation by unanimous written consent dated January 3, 1989.

4. These Amended and Restated Articles of Incorporation restate and integrate and further amend the provisions of the original Articles of Incorporation, as heretofore amended, by providing for the conversion of the Corporation to a non-profit corporation organized pursuant to the provisions of the Georgia Nonprofit Corporation Code.

5. The text of the Articles of Incorporation, as restated and integrated and as further amended hereby, is restated to read as herein set forth in full:

I.

Name

The name of the Corporation shall be:

REBOUND CARE CORPORATION

II.

Nonprofit Corporation

The Corporation shall be a nonprofit corporation organized and operated under the Georgia Nonprofit Corporation Code.

III.

Perpetual Duration

The period of duration of the corporation shall be perpetual.

IV.

Charitable Purposes

The Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code. The Corporation shall serve only such purposes and functions and shall engage only in such activities as are consonant with

the purposes set forth in this Article IV and as are exclusively charitable and are entitled to charitable status under Section 501(c)(3) of the Internal Revenue Code.

V.

Publicly Supported Tax-Exempt Nonprofit Corporation

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

It is intended that the Corporation shall have, and continue to have, the status of an organization which is exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code and which is other than a private foundation within the meaning of Section 509(a) of the Internal Revenue Code. All terms and provisions of these Articles of Incorporation and the Bylaws of the corporation and all authority and operations of the Corporation, shall be construed, applied and carried out in accordance with such intent.

VI.

Board of Directors

The Board of Directors shall have general charge of the affairs and any property and assets of the Corporation. It shall be the duty of the directors to carry out the purposes and functions of the Corporation. The directors shall be elected in accordance with the Bylaws of the Corporation and shall have the powers and duties set forth in these Articles of Incorporation and in the Bylaws, to the extent that such powers and duties are not inconsistent with the status of the Corporation as a nonprofit corporation which is exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code and which is other than a private foundation within the meaning of Section 509(a) of the Internal Revenue Code.

The Corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code.

The Corporation shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code.

The Corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code.

The Corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code.

The Corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code.

VII.

Members

The Board of Directors of the Corporation shall have the power to admit members to the Corporation in such manner, subject to such qualifications, and upon such terms and conditions and with such rights and privileges as may be provided from time to time in the Bylaws of the Corporation and as are not inconsistent with any provision of these Articles of Incorporation. Members may be divided into one or more classes.

VIII.

Dissolution

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code, as the Boards of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Superior Court of Fulton County, Georgia exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

IX.

Powers

Except as limited and prescribed by the specific provisions of these Articles, the Corporation shall exercise all powers which now or hereafter may be conferred by law upon a nonprofit corporation organized for the purposes hereinabove set forth, including the power to enter into any

contract of guaranty, suretyship, or endorsement where the corporation guaranteeing has no direct interest in the subject matter of the contract guaranteed as well as the power to make any purely accomodation guaranty, endorsement or contract of suretyship.

The Corporation shall have the power to indemnify its officers, directors, employees and agents and to purchase and maintain liability insurance on their behalf, to the extent provided in and subject to the limitations of the Georgia Nonprofit Corporation Code.

The Corporation shall have power to receive and accept donations, in money or in property, either without restriction, or restricted to such purposes as the donor may provide, provided such purpose is within the purpose of this Corporation, and any such restricted donations shall be used for the purposes to which restricted. Any such donation or contribution may be designated as a memorial and, in such case, the Director shall designate an appropriate memorial.

X.

Definitions

For purposes of these Articles of Incorporation, "charitable purposes" include charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, contributions for which are deductible under Section

170(c)(2) of the Internal Revenue Code. All references in these Articles of Incorporation to sections of the Internal Revenue Code shall be considered references to the Internal Revenue Code of 1986, as from time to time amended, and to the corresponding provisions of any applicable future United States Internal Revenue Law, and to all regulations issued under such sections and provisions.

XI.

Amendments

These Articles of Incorporation may be amended at any time and from time to time by the affirmative vote of a majority of all of the directors then in office.

6. The vote of a majority of the shareholders entitled to vote thereon is required to amend the Articles of Incorporation. The foregoing Amended and Restated Articles of Incorporation of the Corporation were adopted by the unanimous written consent of the holders of all of the Corporation's six hundred (600) shares outstanding and entitled to vote thereon.

7. These Amended and Restated Articles of Incorporation supersede the original articles of incorporation as heretofore amended.

IN WITNESS WHEREOF, REBOUND CARE CORPORATION, has caused these Amended and Restated Articles of Incorporation to be executed and its corporate seal to be affixed and has caused same to be attested, all by its duly authorized officers, on the 22nd day of March, 1989.

REBOUND CARE CORPORATION

By

James P. Kelly
James P. Kelly
President

ATTEST:

Brynda J. Baker
Brynda J. Baker
Secretary

(CORPORATE SEAL)

Mar 23 8 00 PM '89
SECRETARY OF STATE

Attachment A.4

Open Arms Tennessee Facilities

OPEN ARMS CARE CORPORATION TENNESSEE FACILITIES

Address	City	County	Zip	Medicaid Number	DIDD License Number
6850 Burkitt Road	Antioch	Davidson	37013	744-7059	L000000013139
6854 Burkitt Road	Antioch	Davidson	37013	744-7058	L000000013138
5821 Cane Ridge Road	Antioch	Davidson	37013	744-7063	L000000013140
5825 Cane Ridge Road	Antioch	Davidson	37013	744-7064	L000000013141
2411 Miller St	Nashville	Davidson	37211	744-7055	L000000013142
2415 Miller St	Nashville	Davidson	37211	744-7056	L000000013143
6120 Mt. Pisgah Road	Nashville	Davidson	37211	744-7057	L000000013137
13312 Old Hickory Blvd	Antioch	Davidson	37013	744-7065	L000000013136
6711 Mountain View Road	Ooltewah	Hamilton	37363	N/A	L000000012791
10535 N. Hwy 58	Ooltewah	Hamilton	37363	744-7070	L000000013701
10539 N. Hwy 58	Ooltewah	Hamilton	37363	744-7071	L000000013702
11419 N. Hwy 58	Georgetown	Hamilton	37336	744-7062	L000000013703
11421 N. Hwy 58	Georgetown	Hamilton	37336	744-7060	L000000013704
5731 Ooltewah-Ringgold Road*	Ooltewah	Hamilton	37363	N/A	L000000012792
7841 Sims Road	Harrison	Hamilton	37341	744-7069	L000000013705
7845 Sims Road	Harrison	Hamilton	37341	744-7068	L000000013706
9253 Snow Hill Road	Ooltewah	Hamilton	37363	744-7066	L000000013707

Address	City	County	Zip	Medicaid Number	DIDD License Number
9255 Snow Hill Road	Ooltewah	Hamilton	37363	744-7067	L000000013708
7810 Ball Camp Pike*	Knoxville	Knox	37931	N/A	L000000013747
7812 Ball Camp Pike	Knoxville	Knox	37931	744-7052	L000000013746
7814 Ball Camp Pike	Knoxville	Knox	37931	744-7053	L000000013748
6010 Clayberry Dr	Knoxville	Knox	37931	744-7042	L000000013750
6011 Clayberry Dr	Knoxville	Knox	37931	744-7043	L000000013749
6505 Emory Road	Knoxville	Knox	37931	744-7050	L000000012989
6509 Emory Road	Knoxville	Knox	37931	744-7051	L000000012990
5407 Western Ave.	Knoxville	Knox	37921	744-7048	L000000013752
5411 Western Ave.	Knoxville	Knox	37921	744-7049	L000000013751
4695 Allendale Dr.	Memphis	Shelby	38128	744-7046	L000000013496
4707 Allendale Dr.	Memphis	Shelby	38128	744-7047	L000000013497
5350 Benjestown Road	Memphis	Shelby	38128	744-7037	L000000013495
5380 Benjestown Road	Memphis	Shelby	38128	744-7038	L000000013494
1445 Greendale Ave.	Memphis	Shelby	38127	744-7039	L000000013498
1457 Greendale Ave.	Memphis	Shelby	38127	744-7040	L000000013499
4240 Raleigh-Millington Road	Memphis	Shelby	38128	744-7044	L000000013500
4254 Raleigh-Millington Road	Memphis	Shelby	38128	744-7045	L000000013501

Address	City	County	Zip	Medicaid Number	DIDD License Number
5120 Yale Road*	Memphis	Shelby	38134	N/A	L000000013486
2020 Johnson Industrial Blvd.*	Nolensville	Williamson	37135	N/A	L000000013144

*Day Center

Attachment A.5.1

Management Agreement

AGREEMENT TO PROVIDE MANAGEMENT SERVICES

OPEN ARMS—GREENEVILLE COUNTY #3 East Church Street (EAST)*

____ East Church Street*, Greeneville (Greene County), Tennessee 37743

Integra Resources, LLC, Manager

and

Open Arms Care Corporation, doing business as OPEN ARMS—GREENEVILLE

COUNTY #3 EAST CHURCH STREET (EAST)*, Owner

* This site does not currently have a separate street address, but is approximately 1.37 acres in the east half of a 2.72-acre parcel located on the south side of East Church Street in Greene County, Tennessee, approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive (also described as portion of Parcel 099 050.04 in the records of the Greene County Tax Assessor)

TABLE OF CONTENTS

Open Arms as Provider	Error! Bookmark not defined.
Integra's Obligations.....	Error! Bookmark not defined.
Open Arms' Rights and Obligations	Error! Bookmark not defined.
Revenues, Costs of Operations and Management Fee	Error! Bookmark not defined.
Capital Improvements and Working Capital	Error! Bookmark not defined.
Term	Error! Bookmark not defined.
Default, Right to Cure and Termination	Error! Bookmark not defined.
Insurance.....	Error! Bookmark not defined.
Use of Premises	Error! Bookmark not defined.
Right to Inspect.....	Error! Bookmark not defined.
Books and Records	Error! Bookmark not defined.
Cooperation at Termination	Error! Bookmark not defined.
Covenant Not to Employ Personnel.....	Error! Bookmark not defined.
Indemnification.....	Error! Bookmark not defined.
Litigation or Proceedings on Behalf of Open Arms	Error! Bookmark not defined.
Compliance with Public Law 96-499	Error! Bookmark not defined.
Amendment or Termination as a Result of Governmental Regulation.....	Error! Bookmark not defined.
Parties Bound.....	Error! Bookmark not defined.
Severability	Error! Bookmark not defined.
Entire Agreement; Modification; Waiver	Error! Bookmark not defined.
Notices	Error! Bookmark not defined.
Execution in Counterparts	Error! Bookmark not defined.
Further Assurances	Error! Bookmark not defined.
Exhibits.....	Error! Bookmark not defined.
Tense, Captions.....	Error! Bookmark not defined.
Party Rights No Third	Error! Bookmark not defined.
Survival	Error! Bookmark not defined.
Replacement Facility	Error! Bookmark not defined.
Public Statements	Error! Bookmark not defined.
Arbitration	Error! Bookmark not defined.
Overriding Provisions	Error! Bookmark not defined.

MANAGEMENT AGREEMENT

OPEN ARMS—GREENEVILLE COUNTY #3 EAST CHURCH STREET (EAST)

THIS MANAGEMENT AGREEMENT ("Agreement"), effective as of the 1st day of ____, 2016, between OPEN ARMS CARE CORPORATION, a Georgia nonprofit corporation, doing business as OPEN ARMS—GREENEVILLE COUNTY #3 EAST CHURCH STREET (EAST) ("Open Arms"), and INTEGRA RESOURCES, LLC, a Tennessee limited liability company ("Integra").

RECITALS:

WHEREAS, Open Arms, desires to provide for management of a facility providing intermediate care services for individuals with intellectual disabilities ("ICF/IID") located at -- ____ East Church Street, Greenville (Green County), Tennessee 37743, commonly referred to as OPEN ARMS—GREENEVILLE COUNTY #3 EAST CHURCH STREET (EAST), with a TennCare provider number of ____ (the "Facility") by Integra; and

WHEREAS, Integra desires to be engaged by Open Arms to provide such services;

NOW THEREFORE, the parties hereto, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, agree as follows:

1. **Open Arms as Provider.** Open Arms, as the official provider of record for TennCare/Medicaid purposes, shall hold all authorizations and licenses necessary or incidental thereto with respect to the Facility. Notwithstanding any other provision to the contrary herein contained, Open Arms shall at all times exercise ultimate control over the assets and operation of the Facility. It is understood and agreed that the relationship between the parties hereto is that of independent contractors, and nothing herein contained shall be deemed to create or authorize the creation of the relationship of partnership or joint venture between said parties.

2. **Integra's Obligations.** In accordance with the provisions of this Agreement, Integra shall assume day to day operational responsibility for each Facility and shall manage and operate the Facility efficiently in accordance with the standards prevailing in the ICF/IID industry. Without limitation, during the term of Integra's management of the Facility hereunder, Integra shall perform the following specific management services for Open Arms with respect to the Facility:

(a) In general, manage the Facility so as to meet all requirements of state and federal licensing, and reimbursement certification (as well as to meet the prevailing standards for applicable quality assurance and accreditation groups pertaining to the Facility), all as applicable to an ICF/IID facility, and provide care for the Facility's residents, which care shall include but shall not be limited to the providing or monitoring of:

- (i) the medical and psychological condition of the residents, including maintenance of medical records;
- (ii) the activities, both personal and familial, of the residents;
- (iii) the dietary requirements of the residents;
- (iv) physical therapy and day services programs for the residents; and
- (v) the quality of life of the residents.

(b) Provide care and treatment to all of the Facility's residents, protecting their rights pursuant to applicable state and federal law, including laws pertaining to safe-guarding and accounting for residents' personal funds.

(c) Maintain each Facility and its premises in a state of good operating condition and repair, reasonable wear and tear excepted, and in a manner that conforms to the obligations of Open Arms pursuant to a Lease Agreement dated as of November ___, 2016 between Open Arms, as tenant, and WCO AL DP, LLC, as landlord ("Landlord") (the "Lease"), and the Omnibus Agreement for Leases, as amended, originally dated as of April 1, 2015, between Open Arms and WCO AL DP, LLC (the "Omnibus Agreement").

(d) Provide well-qualified Integra employees to serve as the Market Area Director for the area where the Facility is located, senior "home office" management staff and other staff, all as required to meet Integra's obligations under this Agreement, which employees will have overall authority for the day to day operation and management of the Facility. The remaining day-to-day staff of the Facility, including the Facility administrator or director, shall consist of employees of Open Arms, provided, however, that Integra shall have full authority within the scope of this Agreement and the applicable approved annual Budget, to manage, hire, train, determine compensation for and, at Integra's discretion, fire such staff and employees. Integra covenants that it shall not discriminate against any such employee or any member of such staff, or applicant therefor, because of race, religion, color, national origin, sex, handicap, military status, age, or any other basis protected by law, all in accordance with applicable law.

(e) Subject to the limitations of Section 5 hereof, purchase on commercially reasonable terms in Open Arms' name and behalf, all equipment, repairs, improvements, furniture and fixtures required for the efficient operation of the Facility and to maintain the Facility in a state of good operating condition and repair, commensurate with the standards and quality of other similar facilities.

(f) Subject to the limitations of Sections 4(b) and 5 hereof, contract with third parties, at commercially reasonable terms and rates, in Open Arms' name and behalf, for the rendition of the following services to Open Arms and to clients of Open Arms: (i) therapy services, e.g. occupational, speech and physical; (ii) medical services, e.g. medical doctors, nurses, pharmacists, psychologists, dentists and dieticians; and (iii) services related to maintenance of heating, ventilation and air conditioning, plumbing,

security and other building and equipment systems, alarms, telecommunication systems, vehicles and copiers, all such services to be rendered at the Facility in the ordinary course of business (hereinafter referred to as "Routine Services"). Additionally, with the prior written consent of Open Arms, which shall not be unreasonably withheld, Integra may sub-contract its management duties in the areas of ancillary services, financial services, accounting services, human relations services, staff development services, governmental relations and policy and forms development to one or more sub-contractors reasonably chosen by Integra, and which may be related to Integra (with any costs associated with such sub-contracting to be the sole expense of Integra). Otherwise, with respect to its obligations hereunder, Integra shall not contract with any Affiliate of Integra or its officers or directors. For purposes of this Agreement, an Affiliate shall mean any other person or entity that directly or indirectly, through one or more intermediaries, controls, is controlled by, or is under common control with, Integra. The term "control" (including the terms "controlled by" and "under common control with") means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of Integra, whether through the ownership of voting securities, by contract or otherwise ("Affiliate"). Integra's authority to contract under this Section 2(f) shall include the authority to amend, modify or terminate any such contract.

(g) Integra will on a regular basis direct and coordinate the development of operational policies and procedures for the Facility and submit such recommendations to Open Arms for its input, review and approval. Integra will annually review and, as appropriate, prepare recommendations as to changes in operational policies and procedures for the Facility and submit such recommendations to Open Arms for its review and approval. Said policies and procedures shall meet all applicable state and federal licensing and reimbursement certification requirements, as well as the requirements of such quality assurance and accreditation groups as may have jurisdiction over the Facility.

(h) Perform all accounting, bookkeeping, and record keeping functions to enable Open Arms to meet the financial reporting, record keeping, and budgetary requirements of (x) the Lease (and any lender to the Landlord, as may be required by the Lease) (y) all applicable statutes, rules or regulations of governmental agencies and (z) Open Arms as described in this Agreement. All such reporting and record keeping shall be maintained on a calendar year, accrual basis. Integra shall arrange for the timely annual audit of the financial statements of Open Arms, and the preparation of the cost reports for the Facility by a nationally recognized firm of independent certified public accountants selected by Open Arms. The accounting and other services to be performed by Integra hereunder or under Integra's supervision with respect to the Facility shall include, but not be limited to the following:

- (i) The preparation of monthly financial statements of operations and statistical reports for the Facility and combined monthly statements of operations for the Facility to be submitted to Open Arms within twenty-five (25) days after the end of each month.

- (ii) The maintenance of all records for resident billing, billing for all accounts receivable and (to the extent practicable without undue expenditure of funds) collection of same and recommendations to Open Arms for write-offs of uncollectible accounts receivable or contracted adjustments and the reasons for such recommendations.
- (iii) The maintenance of all records for accounts payable and the payment of the same.
- (iv) The preparation of support schedules and analyses for TennCare/Medicaid cost reports and Federal Form 990 information returns; and the review of Federal Form 990 returns and TennCare/Medicaid cost reports as prepared by external auditors.
- (v) The preparation of all necessary reports and returns for all sales, use, ad valorem (for both real and personal property) and occupancy taxes.
- (vi) The maintenance of a complete general ledger recording and summarizing the transactions of the Facility.
- (vii) The maintenance of any other records required by the Lease.
- (viii) The maintenance of records relating to the budgeting, approval, purchase, payment and reimbursement for capital improvement items (whether paid from the Reserve, the Depreciation Reserve Fund, or from capital improvement term loan advances (all as defined and described in the Omnibus Agreement, collectively "Capital Expenditures"); the generation and distribution of monthly reports on activity, and the preparation of reimbursement requests.
- (ix) By the 25th day of the month following each calendar quarter and by the 25th day after each change in the Budget (as defined in Section 2(i) hereof), the delivery to Open Arms of a written report and analyses showing calculations with respect to Open Arms' compliance with each rate and liquidity covenant in the Lease for the period(s) in question.
- (x) No later than the 25th day following the end of each calendar quarter, Integra shall prepare and submit to Open Arms a proposed quarterly cash flow budget projecting cash receipts and disbursements for the fifteen (15) months that begin with that quarter, based on the proposed operating and capital budgets, together with recommendations as to the use of projected cash flow in excess of short-term operating requirements and/or as to the sources and amounts of additional cash flow that may be required

to meet operating requirements and capital requirements. Integra shall revise the cash flow budget quarterly and submit said revised cash flow budget to Open Arms in accordance with the schedule described above in this Section h(x).

(i) Attached hereto as Exhibit A is the Facility annual operating budget (the “Budget”) for the calendar year 20___. For each subsequent calendar year, Integra shall prepare and submit to Open Arms, no later than sixty (60) days before the beginning of each subsequent calendar year (unless a written extension of no more than twenty (20) days is granted by Open Arms), a proposed Facility annual budget, in the same format as Exhibit A, covering the operation of the Facility as follows:

- (i) An annual operating budget setting forth an estimate of consolidated operating revenues and expenses of the Facility for the next calendar year, together with an explanation of anticipated changes in Facility utilization, reimbursement rates, staffing plan, scheduled training plan, non-wage costs, and all other factors differing significantly from the current year.
- (ii) A three-year cash flow budget projecting cash receipts and disbursements for the next twelve (12) calendar quarters based on proposed operating and capital budgets, together with recommendations as to the use of projected cash flow in excess of operating requirements and/or as to the sources and amounts of additional cash flow that may be required to meet operating requirements and capital requirements.
- (iii) An annual capital needs budget setting forth an estimate of anticipated capital expenditures anticipated to be needed for the Facility for the next calendar year, to be presented to the Landlord pursuant to the Lease.
- (iv) At any other time that Integra reasonably determines that a current budget is not feasible, Integra shall submit promptly a revised budget to Open Arms for approval, together with a written explanation of the basis for any modification from the budget previously approved by Open Arms. Open Arms shall not unreasonably withhold its approval of the budgets (including any revised budget) submitted by Integra. In the event Open Arms fails to approve a budget submitted by Integra for any subsequent year, the operating budget for such year will be the budget of the previous year plus a three percent (3%) escalation of the total amount thereof.

(j) Use its best efforts to operate the Facility in accordance with the provisions of the Budgets submitted to and approved in writing by Open Arms.

(k) Subject to the limitations of Section 16 hereof, act as Open Arms' agent and diligently and competently represent Open Arms in any matter involving operational issues, management issues, governmental issues, legislative issues and administrative issues, after promptly notifying Open Arms in writing of any such matter (other than notification of such matters that are reasonably deemed immaterial by Integra in scope and occur in the ordinary course of business, which notification shall not be required), said matters to include but not be limited to (i) any actions or determinations of or before any governmental agencies, including but not limited to those related to licensure of Open Arms or the Facility and TennCare/Medicaid rate adjustments; (ii) ad valorem tax liabilities or valuation determinations; (iii) EEOC issues or complaints or (iv) contracts necessary to perform day to day operational responsibilities.

(l) Operate the Facility in accordance with Open Arms' obligations under the Lease and other third-party contracts related to the operation of the Facility, and properly and punctually will perform all of Integra's obligations under this Agreement, unless otherwise directed by Open Arms, in a manner to cause Open Arms' compliance with its obligations under the Lease and said third-party contracts. Except as otherwise set forth herein, including but not limited to Section 5 hereof, Integra shall have no obligation to be financially responsible for funding any Costs of Operation (as that term is defined in Section 4(b)) or for funding the cost of any repairs, renewals or replacements, or make any payments under the terms of the Lease except from Open Arms' funds unless the need for any such payment, repair, renewal or replacement arises as a result of the negligence, malfeasance or breach of this Agreement by Integra. Nothing herein shall constitute a guarantee by Integra that the Facility, whether individually or collectively, will be able to meet the covenants or requirements set forth in the Lease or any other level of financial performance.

(m) Cause its representatives reasonably requested by Open Arms to attend quarterly meetings of the Board of Directors of Open Arms (and such other meetings of such Board as Open Arms may reasonably request) for the purpose of providing information and advice concerning the management of and issues related to the Facility. The direct out-of-pocket costs and expenses of attending any such meetings shall be deemed a part of the Costs of Operation.

(n) Arrange for architectural, engineering, and construction services in connection with any and all subsequent capital improvements to the Facility, and diligently oversee on behalf of Open Arms the construction of such capital improvements.

(o) Manage the Facility in a manner consistent with the maintenance of Open Arms' section 501(c)(3) status. In particular, but without limitation, Integra shall not evict any resident from the Facility for inability to pay any fees or charges without the prior written consent of Open Arms.

(p) Engage in all governmental and community relations activities which are reasonably appropriate for the successful reputation and operation of the Facility, and

maintain good communications with governmental and other organizations, in regard to the operation and management of the Facility.

(q) Subject to the limitations of Section 5 hereof and Open Arms' prior written approval, contract, at commercially reasonable terms and rates, in Open Arms' name and behalf, for the following:

- (i) Insurance, including commercial auto, general and professional liability, workers compensation, property, excess liability and fidelity;
- (ii) Employee benefits, including medical/hospital and life insurance for the Open Arms employees. Integra will coordinate audits necessary to verify the accuracy of submissions estimates and will provide the necessary policy maintenance services as required by the insurance carrier and the provisions of the insurance contracts.

(r) In conjunction with each insurance policy renewal or change in insurance coverage, provide Open Arms with a written understandable explanation of the new coverage's insurance benefits, claims procedures, and other pertinent information related to the new coverage, as well as the cost and experience history for the immediately preceding insurance coverage provided to Open Arms' employees.

(s) No later than the 30th day following the end of each month, provide Open Arms' Board of Directors with a written review of current operations, including information concerning periodic service reviews performed by Integra, and such other operational reporting reasonably sufficient for Open Arms' oversight responsibilities, including reporting of surveys, response to surveys, abuse reports and other special concerns.

Notwithstanding anything herein to the contrary, Open Arms shall have all the requisite power and authority to operate the Facility as shall be required by the State of Tennessee at the level of power and authority to be possessed by the licensed operator of a facility such as the Facility in the State of Tennessee.

Notwithstanding the foregoing, Integra may begin assisting with the transition of the Facility to the services to be provided pursuant to this Agreement up to fifteen (15) days in advance of the effective date of this Agreement.

3. **Open Arms' Rights and Obligations.** During the term of Integra's management of the Facility hereunder, the obligations of Open Arms with respect to the management of the Facility shall consist of the following:

(a) In writing during the second quarter of each calendar year, and orally at each meeting of Open Arms' Board of Directors, to furnish to Integra a report on the goals and general policies of Open Arms and their implementation, as well as procedural guidance and direction for the operation of the Facility. Additionally, Open Arms shall

periodically appoint and replace, in the discretion of Open Arms, individuals to serve on any "joint operating committee" for the Facility or similar group to oversee and offer advice to Integra with respect to the day-to-day operations of the Facility.

(b) At any time and from time to time, to examine, observe, and inspect the Facility, and any and all records and reports applicable thereto and to the services and functions of Integra.

(c) To consider the approval of the Budgets and annual plans submitted by Integra for the operation of the Facility, which approval shall not be unreasonably withheld.

(d) With the recommendation and assistance of Integra, to establish operating policies, standards of operation, admission policies, standards of service and maintenance and resident rates and other charges for the Facility's residents. Further, Open Arms, as Lessee, agrees to use diligent good faith efforts to comply with all of its obligations set forth in the Lease, without limitation on Integra's contractual obligations to effect such compliance on Open Arms' behalf.

(e) To assist with the establishment of policies affecting the Facility or the operation thereof which are not inconsistent with the responsibilities assigned to Integra under the terms of this Agreement.

(f) To play an active role in promoting the good will and public image of the Facility, their residents and, to the extent appropriate, Integra.

(g) To cooperate with Integra in executing all forms and returns required pursuant to applicable taxing statutes, rules and regulations and applicable governmental reimbursement programs.

(h) To use diligent good faith efforts to maintain its status as a corporation which is exempt from federal income taxation pursuant to section 501(c)(3) of the Internal Revenue Code of 1986, as amended, (the "Code") and which is not a private foundation.

(i) To maintain its status as provider of record within the State of Tennessee, including but not limited to maintaining records and Board of Directors minutes addressing goals and services actually received under this Agreement, and the continuing need and effectiveness of such services.

Notwithstanding anything herein to the contrary, Open Arms shall have all the requisite power and authority to operate the Facility as shall be required by the State of Tennessee at the level of power and authority to be possessed by the licensed operator of a facility such as the Facility in the State of Tennessee.

4. Revenues, Costs of Operations and Management Fee.

(a) During the term of Integra's management of the Facility hereunder, all revenues payable to the Facility shall be deposited into and paid out of one or more bank accounts established by Integra on behalf of Open Arms at a financial institution selected by Integra and approved by Open Arms and Facility Mortgagee under the Lease, which approval shall not be unreasonably withheld, all in accordance with the provisions of any "Deposit Account Control Agreement" ("DACA") or similar agreement required pursuant to the Lease. Such revenues and other amounts shall be utilized for the payment of the following items on a monthly basis in the following order of priority: (i) the Costs of Operation; (ii) payments of rent; (iii) any outstanding cash advances made by Integra (pursuant to Section 5 below); (iv) any Management Fee (as defined in Section 4(c) below) for any prior periods; and (v) the Management Fee for the current period. Notwithstanding any modification or termination of the Lease, Open Arms shall make, or cause to be made, the payments specified above to Integra in an order of priority at least as favorable to Integra as that order required by the Lease prior to any modification or termination of the Lease subsequent to the date hereof. If the Revenues (as defined in the Lease) shall be insufficient to pay all of the amounts described in clauses (i) through (iv) of this paragraph, then such amounts shall be paid from and out of any other available funds in accordance with and subject to the limitations as set forth in the Lease.

(b) The Costs of Operation shall consist of (i) all costs and expenses properly incurred in the operation and management of the Facility and day services programs in accordance with the provisions of this Agreement, including matters referred to herein as Integra's responsibility, including but not limited to any salary, compensation, expense reimbursement or payments to, or benefits for, employees of Open Arms or Integra who work at the Facility (including Market Area Directors formerly employed by Open Arms and now employed by Integra) and the costs of repairs to, and maintenance of, the Facility (but not the cost of Capital Expenditures), (ii) all premiums or charges for insurance coverage as described herein with respect to the operations of the Facility or the employees described above, (iii) direct expenses and costs incurred in connection with the purchase of necessary supplies for the Facility, the furnishing of utilities to the Facility and other necessary services furnished by independent contractors for the Facility, (iv) any audit adjustments or payments required in connection with or as a consequence of any proceeding or appeal related to reports or the returns described in Sections 2(h)(iv) and or matters arising out of issues addressed in Section 2(k) hereof; (v) any ad valorem taxes payable with respect to the Facility and (vi) reasonable costs or expenses properly incurred by Integra on behalf of Open Arms, including costs incurred due to any change in the rules and regulations of any governmental authority with jurisdiction over the Facility which costs are required to be incurred to maintain the licenses, certifications, provider agreements and applicable accreditations for the Facility (the "Costs of Operation"). Prior written approval by Open Arms is required for each reimbursement. If it is reasonably deemed necessary by Integra for Integra to provide or arrange for direct care, supervisory support or consulting services on a temporary basis to the Facility, unless otherwise provided for herein, the reasonable expenses for providing these services will be charged to Open Arms and included in the Cost of Operations.

Such expenses will include items such as employee or subcontractor wages, federal and state income taxes, benefits, travel and other direct charges, all of which shall be reasonable. If the temporarily assigned employee undertakes a work assignment for Open Arms that encompasses the period after a holiday and works at the Facility the day prior to the holiday but not on the holiday, the compensation paid to the employee for that holiday will be charged to the Facility. Vacation expenses for the temporarily assigned employee will be included as a part of the benefit cost on a prorated basis.

- (c) (i) The Management Fee shall be paid to Integra in accordance with the terms of this Section 4(c) (the "Management Fee").
- (ii) Subject to adjustment as provided in this paragraph, the Management Fee payable to Integra shall be \$_____ per month. The Management Fee shall be increased annually during the term hereof by a percentage proportionate to any adjustment for inflation or cost of living applied by the Tennessee TennCare/Medicaid program (or successor program) with respect to costs utilized for purposes of determining applicable TennCare/Medicaid rates for such year, to be effective at the time of the adjustment in the TennCare/Medicaid rates received by Open Arms. In the event the Facility, or any replacement facility, shall no longer be operated under this Agreement, the Management Fee payable under this Agreement shall no longer accrue, commencing with the date following the cessation of such operation. Notwithstanding anything to the contrary contained herein, if an event of default has occurred pursuant to the Lease due to a the failure of Integra to comply with the requirements of this Agreement, and such Lease default has not been cured within sixty (60) days after the occurrence thereof, the Management Fee shall continue to accrue but payment thereof shall be suspended until such Lease default has been cured.
- (iii) The Management Fee shall accrue beginning with the date of this Agreement, and each month's fee as accrued shall be (a) submitted for payment by Open Arms to the agent under any "Deposit Account Control Agreement" (or similar agreement) established pursuant to the Lease within ten (10) days after Open Arms' receipt of Integra's invoice therefor; and (b) paid in accordance with the terms of such Deposit Account Control Agreement or similar agreement.

(d) To the extent amounts available for such purpose under the "Deposit Account Control Agreement" (or similar agreement) established pursuant to the Lease in any month are not sufficient to pay the Management Fee or other amounts owed to Integra ("Other Amounts"), after giving effect for the last sentence of Section 4(a) hereof, any unpaid Management Fee and Other Amounts shall accumulate interest at a simple interest rate equal to one percent (1%) per annum commencing as of the payment due

date(s) of the Management Fee and Other Amounts, and such past due Management Fee and Other Amounts plus accumulated interest thereon shall be paid promptly when revenues are sufficient to do so or other funds become available to Open Arms with which to make such payments. Such rate payable as determined in the preceding sentence shall be hereinafter referred to as the "Advance Rate."

(e) This Agreement is subject to that certain Subordination Of Management Agreements of even date herewith by and among Open Arms, Integra and Landlord (the "Subordination"), pursuant to which all Management Fees have been subordinated to the Lease and all payments of rent due thereunder, and all other amounts from time to time payable by Open Arms to Landlord, except as otherwise allowed pursuant to the Subordination.

5. **Capital Improvements and Working Capital.** To the extent not prohibited by law or the Lease, Open Arms shall have the obligation of advancing funds for all capital expenditures required by the rules and regulations of any governmental authority, and required to maintain the licenses, certifications, provider agreements and applicable accreditations for the Facility. Subject to Open Arms' prior written consent, which shall not be unreasonably withheld, and subject to Integra's compliance with its contractual obligations to Open Arms hereunder and otherwise, Open Arms shall be obligated to advance funds, or require the Landlord to advance funds, for such capital expenditures required for the efficient operation of the Facility and to maintain the Facility in good condition, commensurate with the standards and quality of other similar facilities.

Integra is hereby authorized to incur expenses and liabilities in the ordinary course of rendering the services described herein in accordance with the Budget and to purchase individual capital assets necessary for each Facility but which are not set forth in the Budget which do not have an individual cost in excess of Five Thousand Dollars (\$5,000) and a calendar year aggregate cost in excess of Fifty Thousand Dollars (\$50,000), subject to the total amount approved in the annual expense budget for Cost of Operations. The determination of whether an expenditure constitutes a Capital Expenditure shall be made pursuant to Section 2(iii) and in accordance with generally accepted accounting principles.

Subject to Integra's compliance with its contractual obligations to Open Arms hereunder and otherwise, Open Arms shall be obligated to provide all capital required to pay timely all Costs of Operation, the Management Fee, Capital Expenditures, and all obligations of Open Arms hereunder. Integra shall not be obligated to provide any working capital for the operation of the Facility, except that Integra shall be required to furnish working capital required to perform its obligations hereunder that are not to be underwritten by Open Arms.

6. **Term.** This Agreement shall commence at 12:01 a.m. on _____, 2016 (the "**Commencement Date**") and unless earlier terminated in accordance with Section 7 hereof, shall expire on _____, 2023 (the "**Original Term**"); provided, however, that this Agreement shall automatically renew for one (1) successive additional seven (7) year period unless notice is given in writing by either party to the other at least one hundred eighty (180) days prior to the expiration of the Original Term (the "**Initial Extension Term**"). Additionally, this Agreement shall automatically renew for successive one (1) year periods after the end of the Initial

Extension Term, unless notice is given in writing by either party to the other at least one hundred eighty (180) days prior to the expiration of the Initial Extension Term or any successive one (1) year period pursuant to the automatic renewal provisions or any agreed extensions. Except as otherwise set forth herein, the term of this Agreement shall not end on less than one hundred eighty (180) days prior notice to allow Open Arms or a successor manager of the Facility ample time to transition operations and continue care and services so as not to harm the residents of the Facility.

7. Default, Right to Cure and Termination.

(a) Each of the following shall be deemed to be an “Event of Default” hereunder:

- (i) If Integra fails to maintain and operate the Facility according to the standards established or imposed hereunder or by any applicable laws or regulations or governmental agencies having jurisdiction or authority over the Facility, other than solely by reason of the failure of Open Arms (unless the failure of Open Arms is due to any acts or omissions of Integra) to comply with its obligations thereunder or hereunder.
- (ii) If the certificates and authorizations for the Facility to participate under the TennCare/Medicaid program (or successor program) are suspended, canceled or revoked because either party has failed to perform its obligations hereunder and such party is not, in good faith, diligently pursuing the reinstatement of such certificates and authorizations as set forth in paragraph (b) of this Section 7.
- (iii) If either party is or becomes insolvent or makes an assignment for the benefit of creditors or commits an act of bankruptcy or files a voluntary petition under the provisions of the United States Bankruptcy Code, including without limitation, a petition for reorganization or arrangement or consents to an involuntary petition or is adjudicated a bankrupt.
- (iv) If either party violates, or is in breach of, any material term or condition of this Agreement. For purposes of this paragraph (iv), without limitation, (y) the failure of either Integra or Open Arms to operate the Facility in accordance with the provisions of the Budgets submitted to and approved by Open Arms or (z) the non-payment of any Management Fee or Other Amounts (as defined in Section 4(d) for a period of sixty (60) days, shall be considered a breach of a material term of this Agreement

(b) Upon the occurrence of an Event of Default, the party not responsible for the Event of Default (the “Non-Defaulting Party”) may declare this Agreement terminated; provided, however, that with respect to subsections 7(a)(i) - 7(a)(iv), this

Agreement may be terminated by the Non-Defaulting Party only in the event the other party (the "Defaulting Party") fails to cure the Event of Default within thirty (30) days after written notice from the Non-Defaulting Party, which notice shall specify in sufficient detail all material information known by the Non-Defaulting Party concerning the specific circumstances of the Event of Default so as to give the Defaulting Party adequate notice and the opportunity to cure same; provided further the Non-Defaulting Party shall not have the right to terminate this Agreement if at the end of such thirty (30) day period, cure of the Event of Default is reasonably foreseeable, the Defaulting Party has taken reasonable steps to cure the Event of Default within said period, and the Defaulting Party proceeds diligently thereafter to cure the Event of Default. Notwithstanding anything to the contrary contained herein, upon an event of default under the Lease, which default continues after the giving of any required notices and the expiration of any cure periods provided for in the Lease and which has not been waived or cured as provided in the Lease, Open Arms shall have the right to terminate this Agreement upon written notice given to Integra.

- (c) (i) Upon termination of this Agreement for any reason other than (A) by reason of Integra being responsible for an Event of Default, or (B) Integra's election not to extend this Agreement at the end of the original term or any renewal term, any outstanding accrued Management Fee, Other Amounts, and advances by Integra to Open Arms pursuant to Section 5 hereof (collectively, "Open Arms Obligations") shall become immediately due and payable.
- (ii) Subject to the terms and conditions of the Lease, upon termination of this Agreement by reason of Integra's election not to extend this Agreement at the end of the original term or any renewal term, any Open Arms Obligations shall be payable by Open Arms to Integra in twelve (12) equal monthly installments, commencing thirty (30) days after the effective date of such termination, together with simple interest accruing from such effective date at the Advance Rate, payable monthly in arrears.
- (iii) Notwithstanding any other provision to the contrary contained in this Section 7(c), any payments to Integra upon termination of this Agreement for any reason shall be made only in accordance with and as limited by the restrictions set forth in the Lease.

8. **Insurance.** On behalf of, and at the expense of Open Arms, Integra shall use its best efforts to procure and maintain in full force and effect on a cost-effective basis all insurance coverage required by the Lease, or by any lender to the Landlord, or by any governmental authority with jurisdiction over the Facility, to the extent such insurance coverage requirements are stricter than any specific insurance requirements contained herein. Integra shall provide Open Arms with written evidence of such coverage at the time of inception of coverage, on an annual basis thereafter, and at any other time as requested by Open Arms, which insurance may be provided on a multi-facility basis with other facilities operated by Open Arms.

All such insurance to the extent appropriate will name Integra, Open Arms, and to the extent required by the Lease, the Landlord and any lender to the Landlord, as co-insured parties or additional insured parties. The premiums for all insurance coverage which directly insures the risks of the Facility shall be paid by Open Arms as part of the Costs of Operation. Open Arms and Integra hereby each waive any right of recovery against the other party for any claims that may be brought for any loss which is covered by fire and extended coverage insurance upon or relating to the Facility and the furnishings and equipment thereon to the extent such claims are paid by said coverage. This waiver of subrogation shall be valid and binding only in the event it is recognized and accepted by the fire and hazard insurance companies under policies obtained hereunder.

(a) Integra shall use its best efforts to (i) secure certificates of insurance for Open Arms, (ii) maintain the original of such policies at the office of Integra, (iii) deliver duplicate copies of the policies to Open Arms and the Landlord, and (iv) procure endorsements thereto prohibiting any termination or cancellation thereof until the expiration of thirty (30) days' after written notice of cancellation to all named insureds.

(b) In addition, Integra shall procure and maintain in full force and effect during the term hereof, to cover acts and omissions during the term of its services hereunder (i) \$1,000,000 each occurrence/\$1,000,000 aggregate general and professional liability insurance coverage, (ii) \$1,000,000 each occurrence/\$1,000,000 aggregate bodily injury and property damage insurance, as supplemented by general liability coverage under a \$5,000,000 umbrella policy and (iii) workers' compensation insurance coverage with limits not less than those limits carried by Open Arms respect to the Facility during the one year period prior to the date hereof, in order to insure itself against normal business risks inherent in its operation and management of the Facility and shall, to the extent possible without increases in premiums unless said increases are paid by Open Arms after Integra gives reasonable notice to Open Arms thereof, cause Open Arms to be named as an additional insured thereunder, to the extent its interests appear, on the policies evidencing such insurance. As reasonably requested by Open Arms from time to time, Integra shall provide Open Arms with written evidence that such insurance coverage remains in full force and effect.

(c) In addition, Integra shall procure and maintain in full force and effect fidelity insurance coverage on a loss discovered basis (including crime, employee dishonesty, including third party coverage) to insure against damages resulting from such acts or omissions by Integra or any of its contractors or agents which take place during the term of this Agreement. All such insurance coverage shall have a limit of not less than \$1,000,000, with a deductible of not more than \$10,000, shall name Open Arms as an additional named insured, and shall contractually require the carrier to inform Open Arms immediately in the event of any pending lapse in coverage for any reason. Simultaneously with the execution of this Agreement, Integra shall furnish Open Arms with a Certificate from said carrier evidencing the effectiveness of such insurance coverage.

9. **Use of Premises.** Integra shall not, without the prior written consent of Open Arms, at any time use the Facility or any portion thereof, or permit the Facility or any portion

thereof to be used for purposes other than an ICF/IID facility in compliance with all applicable rules and regulations of the United States and the State of Tennessee.

10. **Right to Inspect.** At any time during regular business hours, and at any time outside regular business hours if prior telephonic notice during regular business hours is given to the designated official of Integra having on-site management responsibility for the Facility, Open Arms or its representatives shall have the right to inspect the financial and other records in the actual or constructive control of Integra (and to make copies of documents as appropriate and at their expense) related to the Facility, including but not limited to books, records, data files and reports (electronic or otherwise) prepared by Integra or any other person or entity by or on behalf of Integra and maintained by Integra or such other person or entity at or in connection with the Facility with respect to in the performance of its services hereunder and the condition of the Facility.

11. **Books and Records.** All books, records, data files and reports prepared by Integra for or in connection with the management of the Facility and maintained by Integra at the Facility or at any location other than the Facility shall be available for inspection and copying by Open Arms or its representatives or the Landlord at their own expense and during normal business hours with prior written notice to Integra. It is agreed and understood that computer software and the users manuals for such software developed or acquired by Integra or used by Integra employees in connection with the management of the Facility shall not be considered "books, records, data files and reports" as those terms are used in this Section 11, provided that printouts of data generated by use of such software shall be considered such "books, records, data files and reports". Furthermore, it is agreed by the parties hereto that any computer software and the user manuals for such software developed by Open Arms employees shall remain the property of Open Arms.

12. **Cooperation at Termination.** Upon the expiration or earlier termination of term of Integra's management of the Facility hereunder, each of the parties hereto shall cooperate fully with the other in effecting an orderly transition to avoid any interruption in the rendering of the above-described services and, in that connection, Integra shall promptly surrender to Open Arms all keys, contracts, books, records, data files and reports (as such terms are defined in Section 11 hereof) maintained by Integra in connection with the management of the Facility. Furthermore, the parties hereby agree that any information received by a party or its attorneys, accountants or agents about the other party in the performance of such party's obligations hereunder, which concerns the financial or other affairs of such party, will be treated in full confidence and will not be revealed to any other persons, firms or organization.

13. **Covenant Not to Employ Personnel.** The parties acknowledge that Integra, in the performance of its obligations hereunder, utilizes certain of its employees. Open Arms recognizes that Integra has incurred and will incur considerable time and expense in developing Integra employees. For this reason, Open Arms covenants with Integra that Open Arms shall not, at any time during the term of this Agreement and for a period of one (1) year following the termination of this Agreement, directly or indirectly solicit the employment of any person who is at that time an Integra employee or encourage any successor to Integra's duties hereunder to solicit the employment of any such person who is at that time an Integra employee for services to be rendered at or in connection with the Facility or at any other facility offering services to

persons with developmental disabilities owned or operated by Open Arms unless this covenant has been waived in writing by Integra. It is understood and agreed, however, that this covenant shall not apply to persons who were employees of Open Arms as of September 30, 2014 and were subsequently employed by Integra.

Recognizing that Integra would not have an adequate remedy at law in the event of any breach of this covenant, Open Arms agrees that the covenants set forth herein may be enforced by Integra by an appropriate restraining order or other injunctive relief.

Furthermore, Integra recognizes that Open Arms has incurred and will incur considerable time and expense in developing Open Arms employees. For this reason, Integra covenants with Open Arms that Integra shall not, at any time during the term of this Agreement and for a period of one (1) year following the termination of this Agreement, directly or indirectly solicit the employment of any person who is at that time an employee of Open Arms, except with the prior written consent of Open Arms, not to be unreasonably withheld. In furtherance of the foregoing, it is anticipated that employees working in certain positions within Open Arms may from time-to-time have limited opportunities for advancement within Open Arms, and as such employees reach the limits of advancement opportunities at Open Arms, it may be reasonable for Integra to request the consent of Open Arms for the employment by Integra by such an individual who is advancing in his/her career path and has reached the limits of advancement within Open Arms.

Recognizing that Open Arms would not have an adequate remedy at law in the event of any breach of this covenant, Integra agrees that the covenant set forth herein may be enforced by Open Arms by an appropriate restraining order or other injunctive relief.

14. **Indemnification.** Any Defaulting Party shall release and indemnify and hold the Non-Defaulting Party and the Non-Defaulting Party's shareholders, directors, officers and employees and agents harmless from and against any and all liabilities, losses, damages, claims, costs and expenses (including reasonable attorneys' fees) incurred and arising out of or resulting from an Event of Default by the Defaulting Party and Integra shall release and indemnify and hold Open Arms and its shareholders, directors, officers, employees and agents harmless from and against any and all liabilities, losses, damages, claims, costs and expenses (including reasonable attorneys' fees) incurred and arising out of or resulting from actions taken by Integra outside the scope of the authority specifically granted to Integra herein. Furthermore, Open Arms shall indemnify Integra with regard to any and all liabilities, losses, damages, claims, costs and expenses (including reasonable attorneys' fees) with regard to any action, suit or proceeding brought by a person or entity that managed the Facility prior to the date hereof; provided, however, that such indemnification by Open Arms shall extend only to such amounts as may be reimbursable costs under the TennCare/Medicaid system.

15. **Litigation or Proceedings on Behalf of Open Arms.** If any claim or cause of action of Open Arms arises during the term of this Agreement, or if any third party claim, action, or other legal or administrative proceeding arising from or related to the management of the Facility is filed against Open Arms, upon receiving notice of any such claim, cause of action or proceeding, the party receiving such notice shall promptly give notice thereof to the other party, and Integra shall have the option, exercisable in its reasonable discretion, by giving written notice thereof to Open Arms, to institute or defend such claim, action or other legal or

administrative proceeding in Integra's name or Open Arms' name, as their respective interests may appear to be claimed, provided that Integra uses good faith best efforts to proceed in such action in a manner that is in Open Arms' best interests. The reasonable costs and expenses of prosecuting and defending any such claim, action, or legal or administrative proceeding shall be reimbursed to Integra by Open Arms as Costs of Operation, except as they relate to Events of Default by Integra or the independent acts of Integra taken outside the scope of the performance of its duties hereunder or the negligence, willful misconduct or breach by Integra of its obligations hereunder, which costs and expenses shall be borne exclusively by Integra notwithstanding any other provision to the contrary herein contained. Open Arms agrees to provide reasonable assistance to Integra in the prosecution and defense of any such action upon request by Integra and upon Integra's agreement to pay all of Open Arms' expenses related thereto, except for expenses for which Open Arms is otherwise obligated hereunder. Open Arms further agrees that Integra shall have the right to recommend legal counsel for Open Arms' approval to represent the interests of Open Arms in any such claim, action or legal or administrative proceeding. Integra shall provide Open Arms with timely and periodic written reports regarding the progress of each such claim, action or proceeding. If Integra decides, in its reasonable discretion, not to institute or defend such claim, action or other legal or administrative proceeding, Integra shall notify Open Arms in writing promptly of its decision, providing Open Arms, sufficient time to take appropriate action, and in such event, Open Arms shall be fully responsible for the prosecution or defense of each such claim, action, and legal and administrative proceeding, including then prospective costs and attorneys' fees, except when the claim, action or proceeding relates to Events of Default by Integra, or the independent acts of Integra taken outside the scope of the performance of its duties hereunder, or the negligence, willful misconduct or breach by Integra of its obligations hereunder, except that Integra agrees to provide reasonable assistance to Open Arms with respect to such matters upon request by Open Arms.

16. Compliance with Public Law 96-499.

(a) Pursuant to regulations promulgated by the Federal Health Care Financing Administration, an agency of the Department of Health and Human Services, implementing Section 952 of the Omnibus Reconciliation Act of 1980 (P.L. 96-499) or any subsequent legislation conditioning reimbursement on the cost of services performed, insofar as this Agreement covers services valued at or costing \$10,000 or more over a twelve (12) month period, the parties agree to provide the Secretary of Health and Human Resources, upon written request, or the Comptroller General, or their duly authorized representatives, access to this Agreement and the parties' books, documents and records necessary to verify the nature and extent of the cost of the services provided by the parties. Such access shall be provided until the expiration of four (4) years after the services are furnished under this Agreement.

(b) If Integra carries out any duties of this Agreement through a subcontract with an aggregate value or cost of \$10,000 or more over a twelve month period with an Affiliate, Integra shall require in writing that the Affiliate shall make available, upon written request, to the Secretary of Health and Human Resources, or the Comptroller General, or their duly authorized representatives, the said subcontract and the books, documents and records of the Affiliate that are necessary to verify the nature and extent

of the costs of the services provided under the said subcontract. The subcontract shall require that such access shall be provided until the expiration of four (4) years after the services are furnished under the contract.

17. **Amendment or Termination as a Result of Governmental Regulation.** The parties acknowledge and agree that this Agreement is intended to comply with all state and federal laws and regulations regarding Medicare and Medicaid fraud and abuse, Open Arms' status as a recipient of governmental or private funds for the provision of health care services, or Open Arms' status as an organization described in Section 501(c)(3) of the Code. Open Arms shall have the right to terminate or amend this Agreement, if on the advice of its counsel it determines, in its reasonable judgment, that the terms of this Agreement more likely than not would be interpreted to violate any laws or regulations applicable to it, which, if violated, would jeopardize Open Arms' status as a recipient of governmental or private funds for the provision of health care services, or Open Arms' status as an organization described in Section 501(c)(3) of the Code. Notwithstanding such right to terminate, Open Arms shall first use reasonable efforts to amend this Agreement only to the extent necessary to conform the potentially violative terms to the applicable law or regulation, and will only terminate this Agreement pursuant to this Section if it determines, in its reasonable judgment, that an amendment cannot be obtained or will not result in compliance.

18. **Parties Bound.** The provisions of this Agreement shall be binding upon the parties hereto and their respective successors and assigns. Except as specifically provided herein, neither party may assign its rights or delegate its duties under this Agreement without the prior written consent of the other party. No assignment of rights or delegation of duties shall relieve either party, as the case may be, of its obligations hereunder. Notwithstanding the foregoing, however, in respect to transfers after an event of default under the Lease, any person claiming through the deed of trust trustee or a transferee under a deed in lieu of foreclosure (the foregoing collectively referred to as the "Transferee"), the Transferee shall, at its option and without further action by Open Arms, succeed to Open Arms' rights hereunder, with or without the assumption of the obligations of Open Arms hereunder, which assumption shall be at the sole discretion of such Transferee, but in no event shall any of the foregoing be deemed a release of any of the obligations of Open Arms hereunder.

19. **Severability.** In the event any provision hereof shall be modified or held ineffective by any court in any respect, such adjudication shall not invalidate or render ineffective the balance of the provisions of this Agreement.

20. **Entire Agreement; Modification; Waiver.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and completely supersedes any prior oral or written agreements between the parties. Any other agreements with respect to the subject matter hereof between the parties, whether written or oral, are merged herein. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by the parties hereto. No waiver of any of the provisions of this Agreement will be deemed, or will constitute a waiver of any other provision, whether or not similar, nor will any waiver constitute a continuing waiver. No waiver will be binding unless executed in writing by the party making the waiver.

21. **Notices.** All notices, requests, demands and other communications required or permitted to be given or made under this Agreement shall be in writing and shall be deemed to have been given (i) on the date of delivery by courier or personally, (ii) three (3) business days after deposit in the United States mail, postage prepaid by registered or certified mail, return-receipt requested to the appropriate party at the following addresses.(or at such other address as shall hereafter be designated by any party to the other party by notice given in accordance with this Section):

To Open Arms:

Open Arms Care Corporation
6 Cadillac Drive, Suite 350
Brentwood, TN 37027

With a copy to:

Thomas V. Chorey, Jr.
Barnes & Thornburg LLP
3475 Piedmont Rd., NE, Suite 1700
Atlanta, GA 30305-3327
Fax: 800-753-5139
Phone: 404-846-1693
Email: tchorey@btlaw.com

To Integra:

Integra Resources, LLC
144 Second Avenue, North, Suite 300
Nashville, TN 37201

With a copy to:

Bradley Arant Boult Cummings, LLP
1600 Division Street, Suite 700
Nashville, TN 37203
Attention: Michael D. Brent, Esq.
Fax: 615-252-6361
Phone: 615-252-2361
Email: mbrent@babco.com

22. **Execution in Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

23. **Further Assurances.** The parties each hereby agree to execute and deliver all of the agreements, documents, and instruments required to be executed and delivered by them in

this Agreement and to execute and deliver such additional instruments and documents and to take such additional actions as may reasonably be required from time-to-time in order to effectuate the transaction contemplated by this Agreement.

24. **Exhibits.** Any Exhibits attached hereto constitute a part of this Agreement and are incorporated herein by reference in their entirety as if fully set forth in this Agreement at the point where mentioned herein.

25. **Tense, Captions.** In construing this Agreement, whenever appropriate, the singular tense shall also be deemed to mean the plural, and vice-versa, and the captions contained in this Agreement shall be ignored.

26. **Party Rights No Third.** Except as otherwise expressly provided herein or in the Lease, the provisions of this Agreement shall not entitle any person not a signatory hereto to any rights or reliance hereunder or in respect hereof, as a third party beneficiary or otherwise, it being the specific intention of the parties herein to preclude any and all such persons non-signatory hereto from such rights.

27. **Survival.** Any rights or obligations accrued under this Agreement at the expiration or termination of this Agreement shall survive such termination.

28. **Replacement Facility.** In the event a new replacement facility should be substituted for the Facility, whether on the same site or at a different location within the market area, all rights or obligations of the parties, including the remaining term, pursuant to this Agreement shall apply with respect to the new replacement Facility.

29. **Public Statements.** Unless otherwise required by law or court order, prior to the Commencement Date, neither Open Arms or Integra shall, without the prior written consent of the other party hereto, make any press release or other public announcement concerning the transactions contemplated by this Agreement. Provided, however, that Integra and Open Arms may announce the execution of this Agreement to their respective employees.

30. **Arbitration.** The parties hereto agree and stipulate that all claims, disputes and other matters in question or at issue between them arising out of or relating to this Agreement or the breach thereof, including, without limitation, any dispute or question concerning the scope of this arbitration clause, will be decided by arbitration in Nashville, Tennessee, in accordance with the Commercial Arbitration Rules of the American Arbitration Association, subject to the limitations of this Section 30. This covenant to arbitrate will be specifically enforceable under the prevailing law of any court having jurisdiction. The parties hereto agree that one arbitrator shall arbitrate all disputes. Notice of a demand for arbitration shall be filed in writing by either party hereto with the other party hereto and with the American Arbitration Association. The demand for arbitration shall be made no later than the date when institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. The award rendered by the arbitrator will be final, judgment may be entered upon it in any court having jurisdiction thereof, and the award will not be subject to vacation, modification or appeal, except to the extent permitted by Sections 10 and 11 of the Federal Arbitration Act, the terms of which Sections the parties hereto agree shall apply. Each of

the parties hereto submits to the jurisdiction of the state courts of Davidson County, Tennessee for purposes of the entry of any judgment arising out of the award of the arbitrator. All costs and expenses of each of the parties hereto with respect to the arbitration (including reasonable attorneys' fees) and the expenses of the arbitrators shall be paid by the party hereto against whom a determination by the arbitrator is made or, in the absence of a determination against one party hereto, as such arbitrator directs.

31. Overriding Provisions.

(a) Notwithstanding the execution date hereof, it is agreed and understood by the parties hereto that this Agreement shall be considered the agreement pursuant to which the "Manager," as such term is defined under the Lease, manages the Facility.

(b) Notwithstanding anything to the contrary contained herein, it is the intent of the parties hereto that this Agreement in all respects shall conform to the terms and conditions of the Lease. Accordingly, to the extent that any term or condition contained herein or hereunder shall conflict with any such terms or conditions contained in the Lease, then the provisions of the Lease shall control in all respects, and the terms of this Agreement shall be automatically deemed amended in an agreeable manner in order to bring this Agreement into compliance with the Lease.

(c) Notwithstanding anything to the contrary herein contained, it is understood and agreed that in the event of the default by either party hereto pursuant to the terms of any other ICF/IID Facilities Management Agreement, or the terms of the Global Management Agreement of even date herewith, the result of which default entitles the non-defaulting party thereunder to terminate such agreement, by giving notice thereof to the defaulting party, said non-defaulting party shall have an identical right to terminate this Agreement, just as if there had been an Event of Default hereunder by said defaulting party for which there was no cure within any applicable cure period.

(d) Further notwithstanding anything to the contrary herein contained, it is understood and agreed that in the event of a conflict between the provisions of this Agreement and the provisions of that certain Global Agreement to Provide Management Services, as amended, between the parties hereto executed simultaneously with the execution hereof (the "Global Agreement," by reference made an integral part hereof), the provisions of this Agreement shall govern and control over the provisions of the Global Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year set forth below, effective as of the Commencement Date first above written.

OPEN ARMS CARE CORPORATION

By: _____

Name: Robert J. Taylor, IV

Title: President

INTEGRA RESOURCES, LLC

By: _____

Name: George Stevens

Title: President

EXHIBIT A
FACILITY ANNUAL BUDGET

Attachment A.5.2

Integra Resources, LLC Principals

Attachment A.6

Development Agreement and Lease

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement"), effective as of November __, 2015 (the "Effective Date"), by and between **WCO AL DP, LLC**, a nonprofit limited liability company organized and existing under the laws of the State of Tennessee with its principal place of business at 643 Spence Lane, Nashville, Tennessee 37217 ("WCO DP") and **FACILITIES DEVELOPMENT GROUP, LLC**, a limited liability company organized and existing under the laws of the State of Tennessee with a place of business at 144 Second Avenue North, Suite 400, Nashville, Tennessee 37201 ("FDG").

WITNESSETH:

WHEREAS, WCO DP is the owner of numerous facilities (individually an "Existing Facility" or collectively the "Existing Facilities"), which are leased to Open Arms Care Corporation, a Georgia nonprofit corporation ("OACC") pursuant to numerous similar Lease Agreements, each dated as of April 1, 2015 (individually a "Lease" or collectively the "Leases");

WHEREAS, OACC is providing intermediate care services for individuals with intellectual disabilities ("ICF/IID") at the Existing Facilities, and as such provider OACC is the licensed operator of each Existing Facility and holds all authorizations and licenses necessary or incidental thereto with respect to each Existing Facility, including but not limited to licenses from the Tennessee Department of Developmental and Intellectual Disabilities ("DIDDs"), provider agreements with the Tennessee Bureau of TennCare ("TennCare"), and all Certificate of Need ("CON") rights related to each Facility, as may be subject to the jurisdiction of the Tennessee Health Services and Development Agency ("HSDA");

WHEREAS, in preparation for the anticipated closure in 2016 of the developmental center operated by the State of Tennessee, known as Greene Valley Developmental Center ("GVDC"), DIDDs has approved OACC for the development of nine (9) four (4) person ICF/IID facilities in East Tennessee, as set forth on Exhibit A attached hereto, in order to effectuate the transition of residents from GVDC to smaller four (4) person ICF/IID facilities (individually a "New Facility" or collectively the "New Facilities"), all subject to the approval by the HSDA of CON applications OACC intends to file with the HSDA for the New Facilities;

WHEREAS, OACC and WCO DP desire to collaborate in the development of the New Facilities, with each New Facility to be owned by WCO DP and leased to OACC, and as the provider OACC will be the licensed operator of each New Facility and hold all authorizations and licenses necessary or incidental thereto with respect to each New Facility, including but not limited to licenses from DIDDs, provider agreements with TennCare, and all CON rights related to each New Facility;

WHEREAS, as a part of such collaboration WCO DP desires to engage FDG to assist in development of the New Facilities, including the contracting by FDG to purchase the unimproved properties listed on Exhibit B attached hereto (individually a "Property" or collectively the "Properties"), and then cause the New Facilities to be developed and constructed on the Properties, with each Property to be sold to WCO DP by FDG, and simultaneously leased to OACC by WCO

DP, upon the completion of construction and the final approval by DIDDs and TennCare for licensure and certification of the New Facilities;

NOW, THEREFORE, for good and valuable consideration, WCO DP hereby engages FDG as its sole and exclusive development agent for the services described below with respect to the Facilities, as follows:

1. Development.

1.01 At the beginning of the development process for each New Facility, FDG and WCO DP, with the input of OACC, shall negotiate in good faith to develop a budget for the items described below, including an estimate for the total price of the completed New Facility as a "turn key" project.

1.02 The parties, with the consent of OACC as set forth in the Lease, will cooperate in selecting a site for each New Facility, to be designed by FDG, with assistance from OACC, and in the process of procuring the approval of the HSDA as to the CON required to be obtained from the HSDA.

1.03 Upon approval of the HSDA of any CON, FDG shall cause the construction of the New Facility, which New Facility will be owned by FDG during the development and construction process, and then sold from FDG to WCO DP and simultaneously leased to OACC, with such construction, financing and leasing arrangements to be coordinated by FDG, upon terms similar to those in the Lease and related financing of the Facilities (subject to adjustment for market rates and conditions at the time of such financing and leasing), all as further described below.

1.04 Upon the completion of development and construction of each New Facility, FDG shall assist WCO DP and OACC in the licensure and certification of the New Facility by DIDDs and TennCare.

2. Actions to be taken by FDG.

2.01 Subject to the terms hereof, FDG shall take all necessary actions related to the development of each New Facility (collectively, the "Development Items"), including without limitation, the following:

(a) timely obtaining all needed regulatory approvals for the development and construction of the each New Facility, including (1) working with WCO DP and OACC, and their advisors and counsel, in order to prepare and submit to the HSDA a CON application (the "CON Application"), and all other required documentation for the New Facility; (2) procurement of all building permits needed to construct a New Facility, and (3) confirmation of conformity of a New

Facility with all applicable laws, and regulations, including but not limited to zoning and similar requirements;

(b) coordinating with OACC and WCO DP to cause the preparation of an architectural design for each New Facility, the sizing, layout and decorating of all New Facilities, the selection of all finishes, fixtures, furnishings and equipment throughout each New Facility, including security, monitoring, communications and access systems; and in furtherance of this Section, FDG shall engage an architect licensed to do business in the state of Tennessee before the filing of the CON Application, to prepare the preliminary drawings of site-plans and floor-plans which will be required to be attached to the CON Application, and within thirty days of the approval of the CON, on behalf of WCO DP engage an architect licensed to do business in the state of Tennessee to prepare all plans and specifications which may be required by DIDDs and/or other governmental authorities with jurisdiction over the development and construction of the New Facilities;.

(c) coordinating with OACC and WCO DP in the selection of a site for each New Facility, and then obtaining "control" (as then defined in the applicable rules, regulations and policies of the HSDA) of such site, and the preparation of such documents as may be required by the HSDA to demonstrate the contractual relationships among the parties which will allow OACC to utilize such New Facility for the purposes anticipated by the CON Application;

(d) obtaining construction financing required for the development and construction of each New Facility (which may be obtained from, or with the assistance of, Facilities Funding Group, LLC, which is an affiliate of FDG);

(e) coordinating and facilitating, on behalf of WCO DP, the permanent financing required for each New Facility, which may be similar to the financing of the Existing Facilities (which may be obtained from, or with the assistance of, Facilities Funding Group, LLC, which is an affiliate of FDG);

(f) coordinating and facilitating a lease between WCO DP and OACC for each New Facility, upon terms similar to those in the Lease;

(g) entering into a construction contract, in the name of FDG, with a contractor licensed to do business in the state of Tennessee, to construct the New Facility;

(h) overseeing the construction of each New Facility and obtaining the certificate of occupancy, and such other certificates, licenses and permits as may be necessary for the operation of each New Facility by OACC, including but not limited to licensure by DIDDs and certification by TennCare (with the assistance of WCO DP and OACC as necessary for such certificates, licenses and permits).

2.02 Upon the completion of all the foregoing items, FDG shall transfer ownership of the New Facility to WCO DP, as a completed "turn key" project, in

accordance with the pricing and the specific terms as have been negotiated in good faith, at the beginning of the development process for each New Facility.

2.03 In performing the Development Items, FDG shall utilize qualified personnel and professionals, and perform its services hereunder in accordance with the usual and customary practice in the industry for facilities similar to the New Facilities.

2.04 FDG shall comply with all applicable laws, ordinances, statutes, rules and regulations relating to the development and construction of each New Facility.

3. Term and Termination.

3.01 This Agreement shall commence as of the date hereof and continue until the earlier of (i) the date which is one year after the licensure and certification of the last of the New Facilities, or (ii) two (2) years from the date of this Agreement..

3.02 This Agreement may be terminated (i) at any date as may be mutually agreed upon in writing between WCO DP and FDG, or (ii) by the non-breaching party, if one party breaches a material provision of this Agreement and such breach has not been cured within thirty (30) days of written notice thereof.

4. Miscellaneous.

4.01 In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of this Agreement, which shall remain in full force and effect and enforceable in accordance with its terms.

4.02 Both parties shall promptly and duly execute and deliver to the other such further documents and assurances and take such actions as such party may reasonably request in order to more fully carry out the intent and purposes of this Agreement.

4.03 WCO DP may have one or more affiliated entities acquire and own the New Facilities and lease the New Facilities to OACC (and for purposes of this Agreement "WCO DP" shall include any such affiliated entities).

4.04 This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee, applicable to contracts entered into and to be performed wholly within the State of Tennessee.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first above written.

WCO AL DP, LLC

By: _____
Name:
Title:

FACILITIES DEVELOPMENT GROUP, LLC

By: _____
Name:
Title:

Exhibit A
Description of New Facilities

Exhibit B
Description of Properties

November __, 2015

Ladies and Gentlemen:

We are pleased to present this option ("Option") to you for the lease ("Lease") of the real property and building described below, on the following terms and conditions:

Lessor: WCO AL DP, LLC

Lessee: OPEN ARMS CARE CORPORATION

Premises: _____ East Church Street, Greeneville, Tennessee 37743. This site does not currently have a separate street address, but is approximately 1.37 acres in the east half of a 2.72-acre parcel located on the south side of East Church Street in Greene County, Tennessee, approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive (also described as portion of Parcel 099 050.04 in the records of the Greene County Tax Assessor).

Intended Use: One (1) four-person ICF/IID facility (the "Facility").

Effective Date and Term: The Effective Date of the Lease shall be November __, 2015, and the term of the Lease shall commence on the Effective Date and shall terminate and expire at 11:59 p.m. on the date which is fifteen (15) years after the date of the later of (i) licensure of the Facility by the Tennessee Department of Developmental and Intellectual Disabilities or (ii) certification of the Facility by the Bureau of TennCare (the "Certification Date").

Rent: One Dollar (\$1) per year from the Effective Date until the Certification Date for the Facility, and thereafter the amount of _____ Dollars (\$____) per year, payable to Landlord in equal monthly installments in advance. Commencing on the date which is one (1) year after the Certification Date, and continuing in a similar fashion annually thereafter for the remainder of the Term, Minimum Rent shall increase by an amount equal to the CPI Increase for the previous calendar year.

Other Lease Terms: Other terms of the Lease shall be established by the parties at the effective date of the Lease, in the same format and general terms and conditions as the leases for other facilities

concurrently being leased from Lessor to Lessee, subject to all such terms, conditions and amounts being consistent with fair market values and other then-prevailing market terms and conditions.

In consideration of \$10.00 cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Lessor grants to Lessee the option described above, which must be exercised within thirty (30) days of the final approval of the Certificate of Need ("CON") application with regard to the Facility, as is currently pending before the Tennessee Health Services and Development Agency ("HSDA"), to allow the development and construction of the Facility as a four (4) person ICF/IID facility ("Open Arms-Greeneville County #3 East Church Street (East)"). Upon exercise of the option, the Lessor and Lessee shall in good faith negotiate the definitive terms of a lease agreement for the long-term lease of the Facility, all as described above. If such option is not exercised by such date, this Option shall terminate and be of no further force and effect.

Lessor and Lessee acknowledge that Lessor cannot obtain financing for the Facility until after the CON for the Facility has been approved by the HSDA. If for any reason financing acceptable to Lessor has not been obtained within sixty (60) days of the final approval of the CON, this Option shall terminate, with no further rights or obligations of either party to the other.

Sincerely,

WCO AL DP, LLC

By: _____

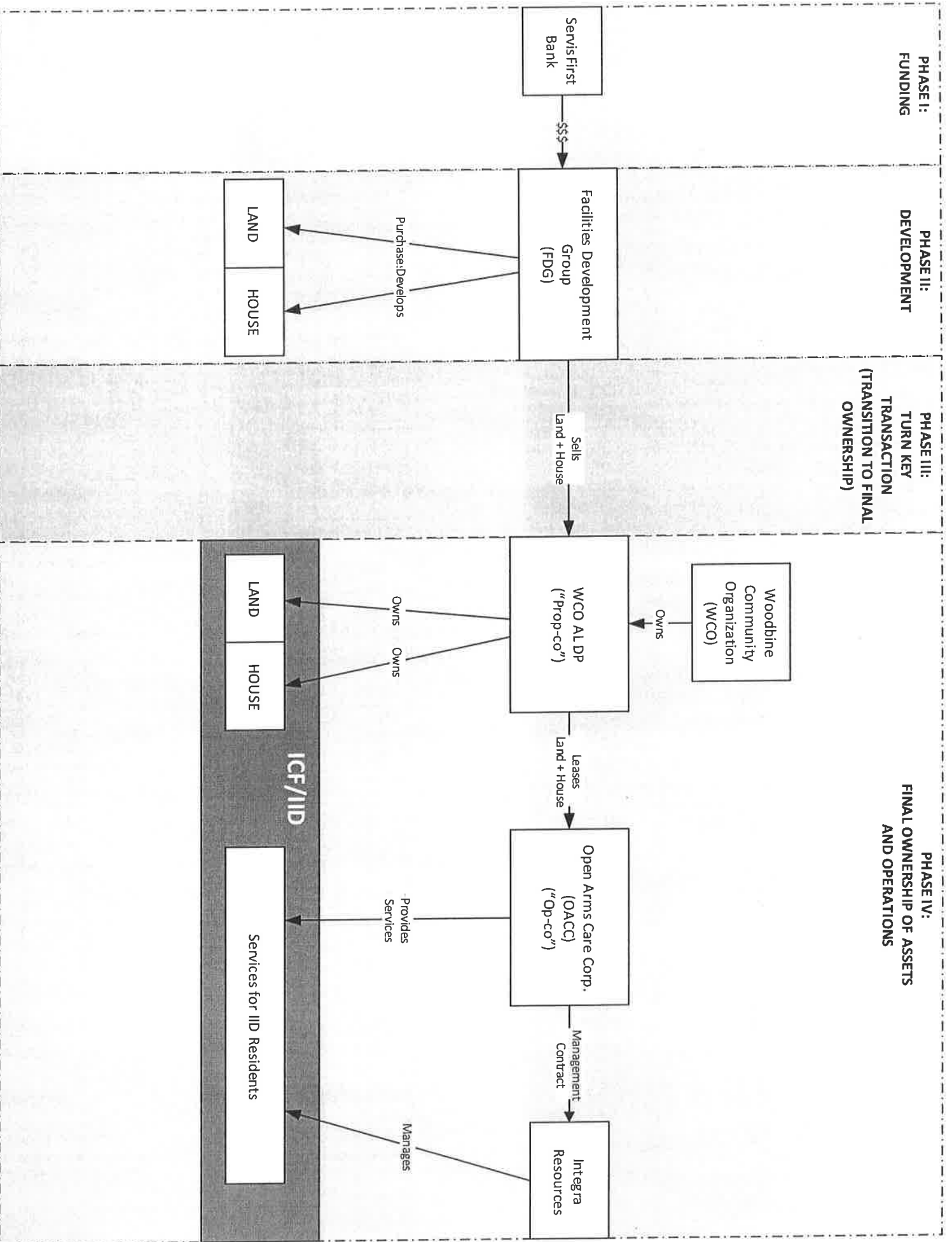
Title: _____

Accepted:

OPEN ARMS CARE CORPORATION

By: _____

Title: _____



Attachment B.1

DIDD Support Letter



STATE OF TENNESSEE
Department of Intellectual and Developmental Disabilities
Citizens Plaza, 10th Floor
400 Deaderick Street
NASHVILLE, TN 37243-0675

August 11, 2015

Melanie Hill
Executive Director
Health Services and Development Agency
500 Deaderick Street
Nashville, TN 37243

RE: Application for Certification of Need submitted by Open Arms Care

Dear Director Hill:

The Department of Intellectual and Developmental Disabilities (Department) strongly supports the application for a Certificate of Need (CON) on behalf of Open Arms Care. Based upon the Department's knowledge of Open Arms Care, it is the Department's belief that they meet the three (3) criteria necessary for approval which are namely, need, economic feasibility and contribution to the orderly development of health care.

The need for these facilities has resulted from the national trend away from caring for persons with intellectual disabilities in large, congregate institutional settings to more integrated, smaller homes in the community. In 2006, Tennessee, believing this to be best practice, passed legislation which created one hundred sixty (160) new ICF/IID beds to be used solely for persons transitioning from state developmental centers. At this time there remain eighty-four (84) of the one hundred sixty (160) beds available for development. The need for the development of these remaining eighty-four (84) beds comes as a direct result of the announced closure of the last large state owned developmental center, Greene Valley Developmental Center (GVDC), which is anticipated to close on June 30, 2016. The closure of GVDC is part of an Exit Plan in a nineteen (19) year old lawsuit against the state of Tennessee by the Department of Justice (*People First of Tennessee et. al. v. The Clover Bottom Developmental Center et. al.* No. 3:95-1227) regarding unconstitutional conditions at four (4) developmental centers in Tennessee. One of these developmental centers has already closed, another is set to close in the fall of 2015, the third is a small specialized developmental center for persons who are court ordered for competency evaluation and training, and GVDC. The last obligation in the Exit Plan, which once complete will result in a full dismissal of the law suit, is the closure of GVDC and the transition of all residents into smaller homes in the community. Therefore, the Department supports this application for a CON to facilitate the closure of and transition of the residents of GVDC.

Melanie Hill, Executive Director

RE: Application for Certification of Need submitted by Open Arms Care

August 11, 2015

Page 2 of 2

Transitioning the residents from GVDC, a large institution, to four (4) person ICF/IIDs in the community is more economically feasible for the State, which pays for these services. The census at GVDC at the time of the announcement of closure was 101, but at its peak, GVDC supported 1100 residents. Operating a large developmental center is inefficient and does not produce economy of scale due to the large overhead associated with utilities and maintenance costs on older inefficient buildings that operate on a boiler system. The private operation of smaller four (4) person ICF/IIDs is much more efficient and economically feasible for the state.

For many of the same reasons stated above in relation to the criteria of "need", the approval of this CON and development of four person ICF/IID beds meets the criteria of contribution to the orderly development of health care. As a result of the Exit Plan in the nineteen (19) years old lawsuit described above, these homes and beds are needed to transition the remaining residences from GVDC and provide for the health and safety needs of these vulnerable persons. These beds will provide the same level of care that these persons are receiving at GVDC, namely the ICF/IID level of care. This application has been submitted by a current provider of services in Tennessee for persons with intellectual disabilities, therefore they have a proven track record of providing these services within both state and federal regulations which includes the availability and accessibility of human resources, prior contractual relationships with both the Department and TennCare and an understanding of the both the intellectual disability population and intellectual disability system in Tennessee.

Based on the above stated reasons the department strongly supports Open Arms Care, application for a CON to build four (4) person ICF/IIDs in East Tennessee in order to effectuate the safe transition of residents of GVDC and comply with the Exit Plan leading to the conclusion of the nineteen (19) years old *CBDC et. al* lawsuit. If you need any further information or have any questions please contact me.

Sincerely,



Debra K. Payne
Commissioner

DKP:ts

Attachment B.2

November 4, 2015 DIDD Memo



November 4, 2015

RE ICF/IID Expansions and CON Development:

The following information may be requested regarding development of your ICF/IID expansion homes in the East Tennessee region. Information is provided generally for all persons supported at Greene Valley Developmental Center and is broken down by the three primary development areas: Hamilton County, Knox County, Roane County and Greene County where appropriate.

How many persons/families/legal representatives chose ICF/IID services over HCBS Waiver services through the Freedom of Choice process? As of 8/21/15, a total of 10 legal representatives for persons supported by GVDC had selected HCBS services; the legal representatives for the remaining 75 persons had selected ICF/IID services.

What geographic areas were selected by the persons supported for ICF/IID services? Of the 75 persons whose legal representatives selected ICF/IID services, the breakdown is as follows:

Hamilton County: 8

Knox County: 16

Roane County: 6

Greene County: 45

Are all existing ICF/IID beds in the geographic areas currently full? Please reference a separate grid showing ICF/IID utilization for the appropriate geographic area for 2012, 2013 and 2014. Generally, the answer to that question is yes for all geographic areas.

What providers currently operate ICF/IID services in the geographic areas? Per area, those providers are:

Hamilton County: Open Arms Care, Orange Grove Center.

Knox County: Open Arms Care.

Roane County: Michael Dunn Center.

Greene County: Comcare, DIDD East Tennessee Homes.

A separate grid shows ICF/IID utilization for the appropriate geographic areas for 2012, 2013 and 2014. Specific site information is redacted.

What other ICF/IID sites are planned to come on line to accommodate GVDC residents? For each geographic area, planned ICF/IID development is as follows:

Hamilton County: 2 sites (8 beds)

Knox County: 4 sites (16 beds)

Roane County: 2 sites (8 beds)

Greene County: 8 sites (32 beds)

What are the general demographics and/or special needs of persons exiting GVDC? Demographic



information is not available specific to geographic areas. However, the demographic information generally applies to all geographic areas in which services have been selected. Those demographics are as follows for the 85 persons supported at GVDC on 8/21/15:

Age: 54 persons aged 23-60 years (64%); 31 persons aged 61+ years (36%).

Gender: 48 female (56%); 37 male (44%).

Nutritional Status: 37 require enteral feedings (44%); 17 others have structured dining plans (20%).

Mobility Status: 65 have mobility impairments (76%); 42 of those persons are non-ambulatory (49%). 56 persons use a customized seating system (66%). 51 persons use other alternative positioning equipment (60%).

Visual Status: 28 persons are legally blind (33%).

Psychiatric/Behavioral Status: 28 persons are prescribed psychotropic medication (33%); 13 persons have a Behavior Support Plan or Behavior Support Guidelines (15%).

Please let me know if you require any additional information for the development of your Certificate of Need.

Respectfully,

Terry Jordan-Henley
Deputy Regional Director, East

c: John Craven, East Regional Director
ICF/IID Expansion Development File per Provider

Attachment B.3

Letter from DIDD Regarding Anticipated Residents



Tennessee Department of
**Intellectual &
Developmental Disabilities**

September 1, 2015

Charles Schnell, Director
Open Arms Care - Greeneville
7325 Oak Ridge Highway, Suite 200
Knoxville, TN 37931

Dear Mr. Schnell:

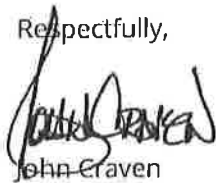
The following provides a list of people currently supported at GVDC whose conservators selected Open Arms - Greeneville to provide ICF/IID supports and whom you indicated a willingness to support. The home compositions were determined based on valuable input from GVDC staff considering friendships, current service and support needs. Please review the lists and confirm in writing your intent to develop ICF/IID supports and services for these specific people by the close of business September 4, 2015.

Home #1:	Home #2:	Home #3:
		

It is important to confirm and solidify your plans for the development of homes for individuals currently residing at GVDC and final home compositions as soon as possible. Once confirmed, our intent is not to change the composition of housing arrangements unless absolutely necessary and any change must be communicated to my office immediately for approval. Please provide the status of your CON process and the addresses where the four-person ICF/IID homes will be developed. I believe people and their families will appreciate knowing where they will live and with whom.

If your agency agreed to provide supports to any person not on the above list, please contact John Craven, Regional Director at 865-594-9301 or Terry-Jordan-Henley, Deputy Regional Director at 865-594-9302. DIDD appreciates your commitment and efforts on behalf of people supported by GVDC.

Respectfully,

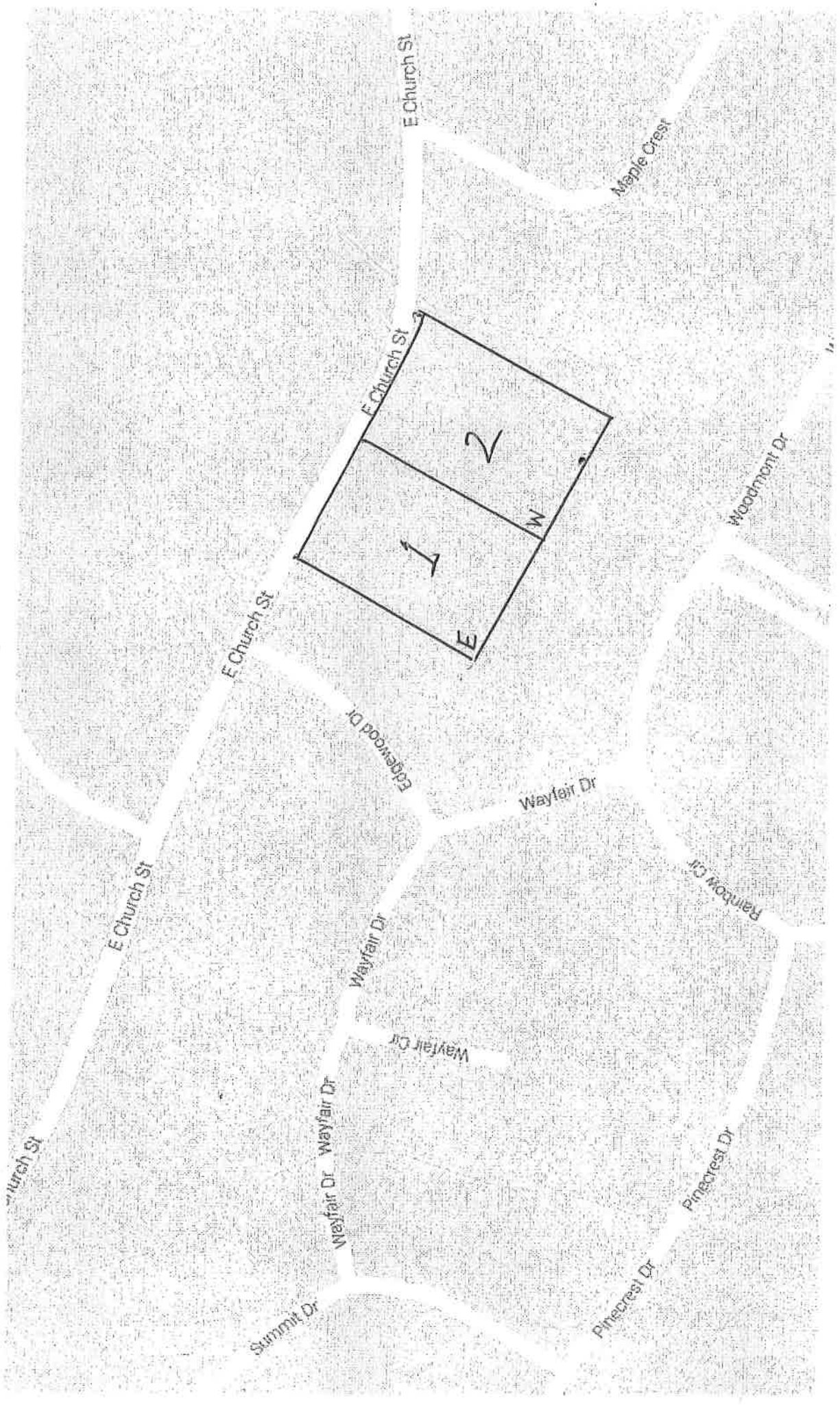


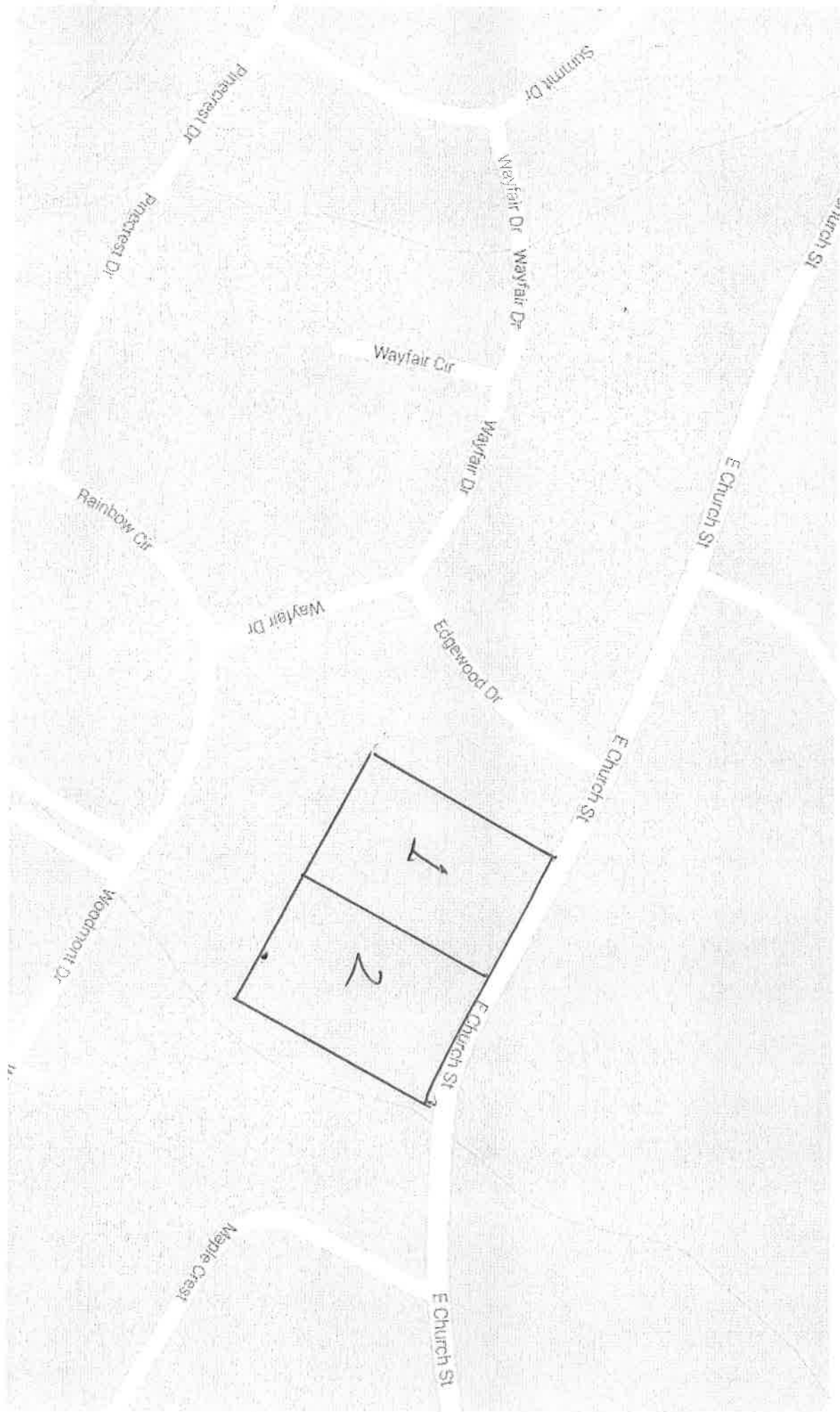
John Craven
Regional Director, East

C: Debbie Payne, DIDD Commissioner
Jordan Allen, DIDD Deputy Commissioner
Theresa Sloan, DIDD Legal Counsel
Jon Lakey, Attorney, Pietrangelo Cook, PLC
Richard Brown, Esquire

Attachment B.III.A

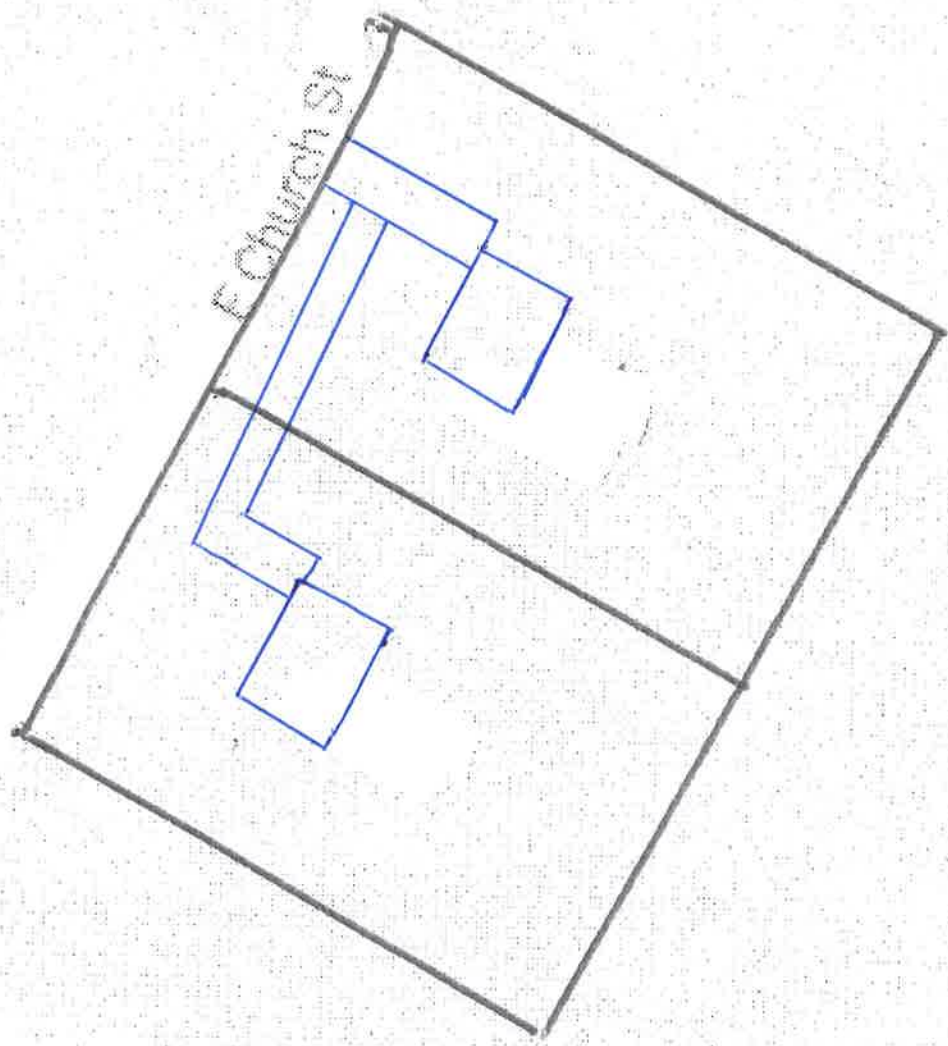
Plot Plan





E Church St

E Church St



Edmond Dr

Wayfar Dr

Dr

Dr

Attachment B.IV

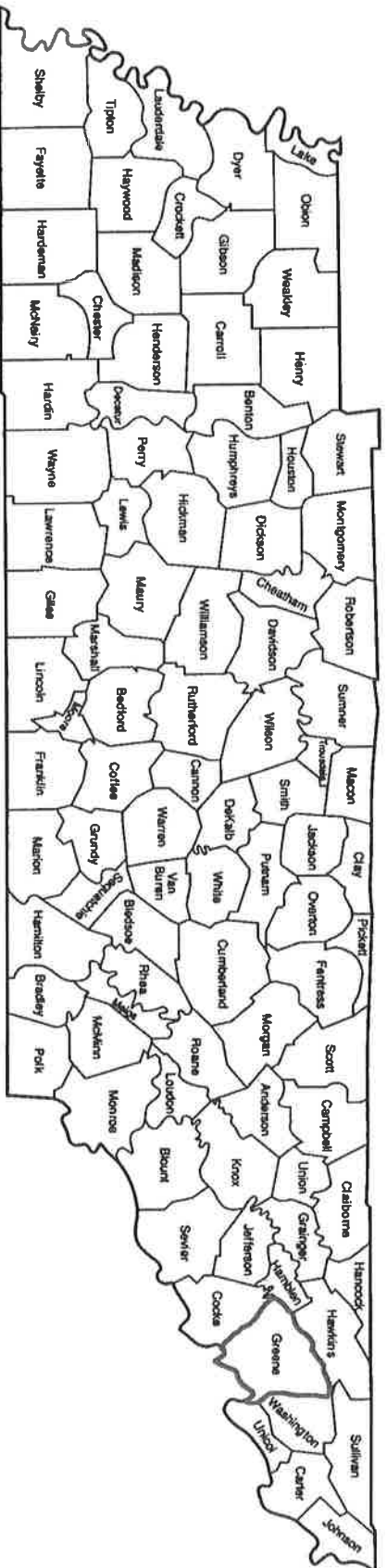
Floor Plans

A2.11

Attachment Need.3

Service Area Map

Greene County, Tennessee



Attachment C. Economic Feasibility – 1

Letter Supporting Estimated Construction Costs

September 3rd, 2015

Freddie Vanderveer
Open Arms Care Corporation
6 Cadillac Drive, Suite 350
Brentwood, TN 37027

Re: New Homes

Dear Freddie:

It is our pleasure to submit this letter outlining the new four bed homes to be constructed in the State of Tennessee. We have worked diligently to accommodate the needs of the future residents, and have taken into account their special requirements in designing the homes.

Initial estimates from general contractors appear to range between \$595,000 - \$750,000, which includes an allowance of \$25,000 for landscaping and irrigation. Civil design will be incorporated on a per site basis as the lots become available. The commercial grade materials on the interior and exterior are subject to change on a per lot basis.

Sincerely,



Dave Johnston AIA
Principal



AUSTIN
HOUSTON
NASHVILLE

211 Union
Nashville Tennessee 37201
615 248 4400 V
615 248 4401 F

www.stgdesign.com

Attachment C. Economic Feasibility - 2

Documentation from Lender

SERVISFIRST BANK
The Tower
611 Commerce Street
Suite 3131
Nashville, Tennessee 37203
servisfirstbank.com

November 9, 2015



Ms. Melanie Hill
Executive Director
Tennessee Health and Services Development Agency
502 Deaderick Street, 9th Floor
Nashville, TN 37242

RE: Financing Letter of Interest for construction and permanent financing of 9 new residential homes for Open Arms Care Corporation.

Dear Ms. Hill:

I am writing in regards to my recent discussions with the senior management team of Facilities Development Group and Open Arms Care Corporation concerning construction and permanent financing for up to \$8,000,000; for 9 residential homes associated with a Certificate of Need Application for the transition of residents from the Greene Valley Development Center.

On behalf of ServisFirst Bank (the "Bank"), I am pleased to advise you of the Bank's intent to extend to Facilities Development Group, LLC (the "Borrower") an up to \$8,000,000 Term Loan Credit Facility (The "Credit Facility"). The Credit Facility is expected to mature 7 years from closing and will be utilized for the construction and permanent financing of up to 9 new residential homes for lease to Open Arms Care Corporation. Open Arms Care Corporation would use the homes to establish and operate up to 9 ICF / IDD facilities for patients transitioning from Green Valley Development Center. The Credit Facility would be subject to an appropriate aggregate loan to value ratio for the financing type. It would also be subject to provisions substantially similar to the Credit Facilities currently in place for the Borrower's affiliate and its loan for facilities operated by Open Arms Care Corporation, as well as other conditions precedent and terms that are standard for a transaction of this type.

ServisFirst Bank very much looks forward to working with the Facilities Development Group and Open Arms Care Corporation on this important project. Please feel free to contact me if you have any questions or need any additional information from the Bank.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Berrell', with a stylized, flowing script.

Bill Berrell
Director, Healthcare Banking
ServisFirst Bank

Attachment C. Economic Feasibility – 4 – Projected Data Chart

PROJECTED DATA CHART

Give information for the two (2) years following the completion of this proposal. The fiscal year begins in January (Month).

	Year <u>1</u> 1460 bed days	Year <u>2</u> 1460 bed days
A. Utilization Data (Specify unit of measure)		
B. Revenue from Services to Patients		
1. Inpatient Services	\$ 1,157,833	\$ 1,180,990
2. Outpatient Services		
3. Emergency Services		
4. Other Operating Revenue (Specify) _____		
Gross Operating Revenue	\$ 1,157,833	\$ 1,180,990
C. Deductions from Gross Operating Revenue		
1. Contractual Adjustments	\$ _____	\$ _____
2. Provision for Charity Care		
3. Provisions for Bad Debt		
Total Deductions	\$ 0	\$ 0
NET OPERATING REVENUE	\$ 1,157,233	\$ 1,180,990
D. Operating Expenses		
1. Salaries and Wages	\$ 639,781	\$ 652,577
2. Physician's Salaries and Wages		
3. Supplies		
4. Taxes		
5. Depreciation		
6. Rent	88,500	90,270
7. Interest, other than Capital		
8. Management Fees:		
a. Fees to Affiliates	60,360	61,567
b. Fees to Non-Affiliates	369,192	376,576
9. Other Expenses (Specify) <u>(see attached)</u>		
Total Operating Expenses	\$ 1,157,833	\$ 1,180,990
E. Other Revenue (Expenses) -- Net (Specify)	\$ _____	\$ _____
NET OPERATING INCOME (LOSS)	\$ 0	\$ 0
F. Capital Expenditures		
1. Retirement of Principal	\$ _____	\$ _____
2. Interest		
Total Capital Expenditures	\$ 0	\$ 0
NET OPERATING INCOME (LOSS)	\$ 0	\$ 0
LESS CAPITAL EXPENDITURES		

Administrative Expenses	\$96,550
Employee Benefits Expenses	\$118,132
Health Services Expenses	\$35,000
Other Operating Expenses	\$28,960
Plant Operation Expenses	\$19,600
Programming Expenses	\$52,450
Dietary Expenses	\$2,500
Clinical Services	\$16,000
TOTAL:	\$369,192

Attachment C. Economic Feasibility - 10

Balance Sheet, Income Statement and Audited Financial Statement

**OPEN ARMS CARE CORPORATION INC.,
AND AFFILIATES**

Consolidated Financial Statements

December 31, 2014 and 2013

(With Independent Auditors' Report Thereon)



LATTIMORE BLACK MORGAN & CAIN, PC
CERTIFIED PUBLIC ACCOUNTANTS AND BUSINESS ADVISORS

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Table of Contents

	<u>Page</u>
Independent Auditors' Report	1 - 2
Financial Statements:	
Consolidated Balance Sheets	3
Consolidated Statements of Operations and Changes in Net Assets	4
Consolidated Statements of Cash Flows	5
Notes to the Consolidated Financial Statements	6 - 13
Supplementary Information:	
Supplemental Schedule - Consolidating Balance Sheet	14 - 15
Supplemental Schedule - Consolidating Statement of Operations and Changes in Net Assets (Deficit)	16



INDEPENDENT AUDITORS' REPORT

The Board of Directors of
Open Arms Care Corporation Inc., and Affiliates:

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated balance sheets of Open Arms Care Corporation Inc., and Affiliates (collectively the "Company") as of December 31, 2014 and 2013, and the related consolidated statements of operations and changes in net assets and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Open Arms Care Corporation Inc., and Affiliates as of December 31, 2014 and 2013, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Consolidating Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating information on pages 14-16 is presented for purposes of additional analysis of the consolidated financial statements rather than to present the financial position, results of operations, and cash flows of the individual companies, and is not a required part of the consolidated financial statements. Accordingly, we do not express an opinion on the financial position, results of operations, and cash flows of the individual companies. The consolidating information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. Such information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the consolidating information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Lattimore Black Morgan & Cain, PC

Brentwood, Tennessee

May 26, 2015

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Consolidated Balance Sheets

December 31, 2014 and 2013

	<u>Assets</u>	
	<u>2014</u>	<u>2013</u>
Current assets:		
Cash and cash equivalents	\$ 1,376,934	\$ 2,241,667
Funds held in custody for others	341,008	227,967
Patient accounts receivable, less allowance for uncollectible accounts of approximately \$89,000 in 2014 and 2013	3,461,373	3,235,963
Prepaid expenses and other current assets	50,657	65,368
Trusted funds - current portion	<u>309,272</u>	<u>1,092,324</u>
Total current assets	<u>5,539,244</u>	<u>6,863,289</u>
Property and equipment:		
Land and land improvements	3,635,056	3,408,743
Buildings and improvements	20,623,250	20,421,917
Furniture and equipment	4,017,214	3,942,706
Vehicles	<u>86,893</u>	<u>92,789</u>
	28,362,413	27,866,155
Accumulated depreciation and amortization	<u>(23,234,385)</u>	<u>(22,007,838)</u>
Property and equipment	<u>5,128,028</u>	<u>5,858,317</u>
Other Assets:		
Trusted funds	3,006,237	3,740,683
Bond issue costs, less accumulated amortization of approximately \$1,756,000 and \$1,691,000 in 2014 and 2013, respectively	141,157	197,786
	<u>1,140,844</u>	<u>1,093,683</u>
Investments and other long-term assets	<u>4,288,238</u>	<u>5,032,152</u>
Total other assets	<u>8,435,379</u>	<u>9,866,621</u>
Total assets	<u>\$ 14,955,510</u>	<u>\$ 17,753,758</u>

	<u>Liabilities and Net Assets</u>	
Current liabilities:		
Accounts payable and accrued expenses	\$ 690,968	\$ 661,879
Funds held in custody for others	341,008	227,967
Accrued salaries and benefits	783,587	912,761
Accrued interest	234,698	274,909
Current portion of long-term debt	<u>2,059,992</u>	<u>1,964,992</u>
Total current liabilities	<u>4,110,253</u>	<u>4,042,508</u>
Long-term debt, less current portion	<u>9,670,666</u>	<u>11,726,109</u>
Total liabilities	<u>13,780,919</u>	<u>15,768,617</u>
Net assets	<u>1,174,591</u>	<u>1,985,141</u>
Total liabilities and net assets	<u>\$ 14,955,510</u>	<u>\$ 17,753,758</u>

See accompanying notes to the consolidated financial statements.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Consolidated Statements of Operations and Changes in Net Assets

Years ended December 31, 2014 and 2013

	<u>2014</u>	<u>2013</u>
Unrestricted revenues:		
Net patient service revenues	\$ 38,502,732	\$ 38,566,913
Investment income	150,620	209,565
Net special events revenue	27,320	29,486
Other revenues	<u>171,609</u>	<u>45,851</u>
Total unrestricted revenues	<u>38,852,281</u>	<u>38,851,815</u>
Expenses:		
Salaries and wages	23,076,453	22,331,999
Employee benefits	4,441,974	4,376,569
Professional services	1,696,685	1,582,793
Supplies and expenses	4,826,986	4,672,551
Maintenance and repairs	525,870	494,137
Utilities	705,636	667,133
Insurance	515,976	494,518
Depreciation and amortization	1,058,046	1,110,673
Interest expense	651,871	748,270
Loss (gain) on disposal of property and equipment	(11,398)	691
Taxes and licenses	2,165,143	2,185,300
Provision for doubtful accounts	<u>9,589</u>	<u>16,306</u>
Total expenses	<u>39,662,831</u>	<u>38,680,940</u>
Excess of revenues over expenses (expenses over revenues)	(810,550)	170,875
Net assets at beginning of year	<u>1,985,141</u>	<u>1,814,266</u>
Net assets at end of year	<u>\$ 1,174,591</u>	<u>\$ 1,985,141</u>

See accompanying notes to the consolidated financial statements.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Consolidated Statements of Cash Flows

Years ended December 31, 2014 and 2013

	<u>2014</u>	<u>2013</u>
Cash flows from operating activities:		
Excess of revenues over expenses (expenses over revenues)	\$ (810,550)	\$ 170,875
Adjustments to reconcile excess (deficit) revenues over expenses to net cash provided (used) by operating activities:		
Net gains on investments and trustee funds	(51,460)	(97,928)
Depreciation and amortization	1,058,046	1,110,673
Provision for doubtful accounts	9,589	16,306
(Gain) loss on disposal of property and equipment	(11,398)	691
(Increase) decrease in operating assets:		
Patient accounts receivable	(234,999)	120,355
Prepaid expenses and other current assets	14,711	(22,497)
Other assets	16,366	5,000
Increase (decrease) in operating liabilities:		
Accounts payable and accrued expenses	29,089	(1,633)
Accrued salaries and benefits	(129,174)	(649,460)
Accrued interest	(40,211)	(38,298)
Net cash provided (used) by operating activities	<u>(149,991)</u>	<u>614,084</u>
Cash flows from investing activities:		
Proceeds from the sale (purchases) of investments, net	(22,851)	97,665
Proceeds from disposal of property and equipment	4,708	15,110
Purchase of property and equipment	(259,889)	(189,954)
Decrease in trustee funds, net	<u>1,528,282</u>	<u>805,994</u>
Net cash provided by investing activities	<u>1,250,250</u>	<u>728,815</u>
Cash flows from financing activities -		
Principal payments of long-term debt	<u>(1,964,992)</u>	<u>(1,874,992)</u>
Decrease in cash and cash equivalents	(864,733)	(532,093)
Cash and cash equivalents at beginning of year	<u>2,241,667</u>	<u>2,773,760</u>
Cash and cash equivalents at end of year	\$ <u>1,376,934</u>	\$ <u>2,241,667</u>
Supplemental disclosure of cash flow information -		
Cash paid for interest	\$ <u>692,082</u>	\$ <u>786,568</u>

See accompanying notes to the consolidated financial statements.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Notes to the Consolidated Financial Statements

December 31, 2014 and 2013

(1) Organization

The accompanying consolidated financial statements of Open Arms Care Corporation Inc., and Affiliates (collectively the "Company") include the transactions and accounts of Open Arms Care Corporation, Inc., Open Arms Care Foundation ("Foundation"), and Open Arms Health System, LLC ("Clinic").

Open Arms Care Corporation, Inc. owns intermediate care facilities for persons with intellectual and developmental disabilities. The facilities are located in Chattanooga, Knoxville, Memphis, and Nashville, Tennessee. Prior to November 6, 2000, Open Arms Care Corporation, Inc. was known as Rebound Care Corporation d/b/a Open Arms Care Corporation. In 2005, the Foundation was formed to support non-Medicaid allowable expenses and capital projects through charitable donations for the benefit of the Open Arms Care Corporation, Inc.'s clients. In 2013, Open Arms Health System, LLC was formed to provide routine clinic services to the clients and employees of Open Arms Care Corporation, Inc.

(2) Summary of significant accounting policies

(a) Principles of consolidation

These consolidated financial statements include the accounts of Open Arms Care Corporation, Inc., Open Arms Care Foundation, Inc., and Open Arms Care Health Services, LLC. All significant intercompany accounts and transactions have been eliminated.

(b) Cash and cash equivalents

The Company considers cash and highly liquid investments having a maturity date at acquisition of 90 days or less, excluding amounts designated under bond indenture agreements and trustee funds designated for operating expenditures, to be cash and cash equivalents.

(c) Investments and trustee funds

Investments and trustee funds, which are comprised of cash and cash equivalents, equity and debt securities with readily determinable fair values, are accounted for as trading securities and all investments in such securities are measured at fair value. Investment income or loss (including realized gains and losses on the sale of investments, interest, dividends, and unrealized gains and losses on investments) is included in unrestricted revenues unless the income or loss is restricted by donor or law.

(d) Property and equipment

Property and equipment are stated at cost. Depreciation is provided over the assets' estimated useful lives using the straight-line method. Buildings and improvements are generally depreciated over ten to twenty five years, furniture and equipment over three to ten years and vehicles over three to five years.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Notes to the Consolidated Financial Statements

December 31, 2014 and 2013

Expenditures for maintenance and repairs are expensed when incurred. Expenditures for renewals or betterments are capitalized. When property is retired or sold, the cost and the related accumulated depreciation are removed from the accounts, and the resulting gain or loss is included in operations.

(e) Bond issue costs and discount

Bond issue costs and discount are being amortized using the effective interest method over the life of the debt.

(f) Performance indicator

The excess of revenues over expenses or expenses over revenues as reflected in the accompanying statements of operations is a performance indicator.

(g) Federal income taxes

Open Arms Care Corporation, Inc. is an organization recognized as exempt from federal income tax under Section 501(c)(3) and as a public charity under Section 509(a)(1) and as a hospital described in Section 170(b)(1)(A)(iii). Open Arms Care Foundation is an organization recognized as exempt from federal income tax under 501(c)(3) and as a public charity under Section 509(a)(1) and as a publicly supported organization under Section 170(b)(1)(A)(vi). The Internal Revenue Service has determined that the Company is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. Open Arms Health System, LLC is a single member limited liability company and for tax purposes, is treated as a disregarded entity of Open Arms Care Corporation, Inc.

Under generally accepted accounting principles, a tax position is recognized as a benefit only if it is "more likely than not" that the tax position would be sustained in a tax examination, with a tax examination being presumed to occur. The amount recognized is the largest amount of tax benefit that is greater than 50% likely of being realized on examination. For tax purposes not meeting the "more likely than not" test, no tax benefit is recorded. The Company has no material uncertain tax positions that qualify for either recognition or disclosure in the financial statements.

As of December 31, 2014, the Company has accrued no interest and no penalties related to uncertain tax positions. It is the Company's policy to recognize interest and/or penalties related to income tax matters in income tax expense.

The Company files Federal Form 990 informational tax returns. The Company is currently open to audit under the statute of limitations for years ended December 31, 2011 through 2014.

(h) Revenue recognition

Net patient service revenue is recognized at the estimated net realizable amounts from patients, third-party payors, and others for services rendered, including estimated retroactive adjustments under reimbursement agreements with third-party payors. Retroactive adjustments are made on an estimated basis in the period the related services are rendered and adjusted in future periods, as final settlements are determined.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Notes to the Consolidated Financial Statements

December 31, 2014 and 2013

(i) Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(j) Events occurring after reporting date

The Company has evaluated events and transactions that occurred between December 31, 2014 and May 26, 2015, which is the date that the financial statements were available to be issued, for possible recognition or disclosure in the financial statements.

(3) Credit risk

The Company may maintain cash and cash equivalents on deposit at banks in excess of federally insured amounts. The Company has not experienced any losses in such accounts and management believes the Company is not exposed to any significant credit risk related to cash and cash equivalents.

(4) Medicaid program

Services rendered to Medicaid program beneficiaries are reimbursed under a cost reimbursement methodology. The Company is reimbursed at a rate determined prospectively based on its filed cost reports. Final determination of amounts to be received is subject to audit by Medicaid.

The State of Tennessee passed legislation, effective July 1, 1994, which imposed a provider tax on Intermediate Care Facilities for persons with intellectual and developmental disabilities at a rate of 6% of gross receipts, as defined. During 2008, this rate was reduced to 5.5%. The statements of operations include approximately \$2,106,000 and \$2,128,000 of Tennessee provider tax expense for 2014 and 2013, respectively. Additionally, net patient service revenues include approximately \$2,106,000 and \$2,128,000 in reimbursement related to per diem rates as a result of the provider tax for 2014 and 2013, respectively.

Substantially all net patient service revenues in 2014 and 2013 relate to services provided to patients covered by the Medicaid program. Laws and regulations governing the Medicaid program are extremely complex and subject to interpretation. The Company believes it is in compliance with all applicable laws and regulations and is not aware of any pending or threatened investigations involving allegations of potential wrongdoing. While no such regulatory inquiries have been made, compliance with such laws and regulations can be subject to future government review and interpretation as well as significant regulatory action including fines, penalties, and exclusion from the Medicaid program.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Notes to the Consolidated Financial Statements

December 31, 2014 and 2013

(5) Fair value measurements

Fair value is a market-based measurement, not an entity-specific measurement. Therefore, a fair value measurement should be determined based on the assumptions that market participants would use in pricing the asset or liability. As a basis for considering market participant assumptions in fair value measurements, fair value accounting standards establish a fair value hierarchy that distinguishes between market participant assumptions based on market data obtained from sources independent of the reporting entity including quoted market prices in active markets for identical assets (Level 1), or significant other observable inputs (Level 2) and the reporting entity's own assumptions about market participant assumptions (Level 3). The Company does not have any fair value measurements using significant unobservable inputs (Level 3) as of December 31, 2014 and 2013.

The following table sets forth by level, within the fair value hierarchy, the Company's investments and trusted funds at fair value as of December 31, 2014 and 2013:

Fair Value Measurements as of December 31, 2014 using the following inputs

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Cash and equivalents	\$ 1,298,664	\$ -	\$ -	\$ 1,298,664
Marketable equity securities	511,181	-	-	511,181
Corporate & government debt securities	<u>461,884</u>	<u>2,155,449</u>	<u>-</u>	<u>2,617,333</u>
Total	<u>\$ 2,271,729</u>	<u>\$ 2,155,449</u>	<u>\$ -</u>	<u>\$ 4,427,178</u>

Fair Value Measurements as of December 31, 2013 using the following inputs

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Cash and equivalents	\$ 1,615,766	\$ -	\$ -	\$ 1,615,766
Marketable equity securities	1,029,614	-	-	1,029,614
Corporate & government debt securities	<u>589,710</u>	<u>2,646,060</u>	<u>-</u>	<u>3,235,770</u>
Total	<u>\$ 3,235,090</u>	<u>\$ 2,646,060</u>	<u>\$ -</u>	<u>\$ 5,881,150</u>

(6) Trusted funds

Trusted funds consist of the following:

	<u>2014</u>	<u>2013</u>
Debt reserve funds	\$ 2,617,710	\$ 2,606,227
Debt service funds	309,272	1,092,324
Renewal and replacement funds	<u>388,527</u>	<u>1,134,456</u>
	<u>\$ 3,315,509</u>	<u>\$ 4,833,007</u>

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Notes to the Consolidated Financial Statements

December 31, 2014 and 2013

The bond funds are maintained in accordance with the trust indentures related to the bond issue described in Note 7. Amounts on deposit in the debt service and debt reserve funds are required to be used to pay interest, principal and provide security (collateral) for indebtedness on the bonds. Amounts on deposit in the renewal and replacement funds are excess funds to be used in the event there are insufficient moneys available to pay all amounts due as to principal and interest on the Series 1998 Bonds, payment of operating expenses to the extent of any deficiency in the operating and maintenance fund, and payment of the cost of additions and capital improvements.

(7) Long-term debt

Long-term debt consists of the following:

	<u>2014</u>	<u>2013</u>
The Health and Educational Facilities Board of the Metropolitan Government of Nashville and Davidson County, Tennessee Health Facility Revenue Refunding Bonds Series 1998 (Series 1998 Bonds), interest varying from 5.0% to 5.1% through 2019.	\$ 10,975,000	\$ 12,860,000
The Health, Educational and Housing Facility Board of the County of Shelby, Tennessee; interest at 4.34% per annum due July 1, 2023.	766,750	846,742
Less bond issue discount	<u>(11,092)</u>	<u>(15,641)</u>
	11,730,658	13,691,101
Less current portion	<u>(2,059,992)</u>	<u>(1,964,992)</u>
Long-term debt, net of current portion	\$ <u>9,670,666</u>	\$ <u>11,726,109</u>

In 1998, the Company issued \$32,585,000 Series 1998 Bonds. The Series 1998 Bonds were issued under the terms of a Note and Master Trust Indenture dated September 1, 1998. The proceeds of the Series 1998 Bonds were used to refund all of The 1992 Health, Educational and Housing Facility Board of the county of Shelby, Tennessee Revenue Bonds, fund a debt service fund for the Series 1998 Bonds, and pay a portion of the costs of issuing the bonds.

The Series 1998 Bonds are insured by a municipal bond insurance policy with Radian Group, Inc. ("Radian") and are secured by the assets of the Company. Bonds that mature on or after August 1, 2012 are subject to redemption in whole or in part at any time after August 1, 2008 at par.

In 2003, the Company borrowed \$1,600,000 at an interest rate equal to 4.38% per annum from the Health, Educational, and Housing Facility Board of the county of Shelby, Tennessee maturing on July 1, 2023 for the purchase of the new land and building in Memphis, Tennessee. The original loan agreement stated a call provision that allowed the holder to demand full payment on February 1, 2009. On April 13, 2009, this loan agreement was amended and the call provision was extended until April 1, 2011 and the interest rate was reduced to 3.47%. On May 17, 2011, this loan agreement was amended and the call provision was extended until April 1, 2016 and the interest rate was increased to 4.34%.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Notes to the Consolidated Financial Statements

December 31, 2014 and 2013

A summary of approximate future maturities on long-term debt as of December 31, 2014 is as follows:

<u>Year</u>	
2015	\$ 2,059,992
2016	2,165,000
2017	2,270,000
2018	2,380,000
2019	2,500,000
2020 and later years	366,758
Less bond issue discount	<u>(11,092)</u>
	<u>\$ 11,730,658</u>

During 2015, the long-term debt discussed above was paid off in conjunction with a sale-leaseback transaction as discussed in Note 13.

(8) Investment income

Investment income during 2014 and 2013 was comprised of the following:

	<u>2014</u>	<u>2013</u>
Interest and dividend	\$ 99,160	\$ 111,637
Realized gain	183,314	63,742
Change in unrealized gain (loss)	<u>(131,854)</u>	<u>34,186</u>
	<u>\$ 150,620</u>	<u>\$ 209,565</u>

(9) Commitments and Contingencies

Operating Lease Commitments

Future minimum annual rental payments under noncancelable operating lease and service agreements as of December 31, 2014 are as follows:

<u>Year</u>	
2015	\$ 306,000
2016	278,000
2017	87,000
2018	<u>7,000</u>
	<u>\$ 678,000</u>

Total rental expense under noncancelable operating leases and service agreements, which includes amounts applicable to short-term leases, was approximately \$1,026,000 and \$934,000 for 2014 and 2013, respectively. The expense is higher than the future commitments due to vehicle leases that have cancellation features at the Company's option.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Notes to the Consolidated Financial Statements

December 31, 2014 and 2013

Healthcare Regulation

The health care industry is subject to numerous laws and regulations of federal, state and local governments. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditation, government health care program participation requirements, reimbursement for patient services, and Medicare fraud and abuse. Recently, government activity has increased with respect to investigations and/or allegations concerning possible violations of fraud and abuse statutes and/or regulations by health care providers. Violations of these laws and regulations could result in expulsion from government health care programs together with the imposition of significant fines and penalties, as well as significant repayments for patient services previously billed. Management believes that the Company is in compliance with fraud and abuse statutes, as well as other applicable government laws and regulations.

Healthcare Reform

In March 2010, Congress adopted comprehensive health care insurance legislation, the Patient Care Protection and Affordable Care Act and the Health Care and Education Reconciliation Act ("collectively, the "Health Care Reform Legislation"). The Health Care Reform Legislation, among other matters, is designed to expand access to health care coverage to substantially all citizens through a combination of public program expansion and private industry health insurance. Provisions of the Health Care Reform Legislation become effective at various dates over the next several years and a number of additional steps are required to implement these requirements. Due to the complexity of the Health Care Reform Legislation, reconciliation and implementation of the legislation continues to be under consideration by lawmakers, and it is not certain as to what changes may be made in the future regarding health care policies. Changes to existing Medicaid coverage and payments are also expected to occur as a result of this legislation. While the full impact of Health Care Reform Legislation is not yet fully known, changes to policies regarding reimbursement, universal health insurance and managed competition may materially impact the Company's operations.

Insurance

The Company maintains claims made basis professional and occurrence basis general liability insurance for primary coverage. The Company also maintains excess insurance coverage.

Litigation

The Company is subject to claims and suits arising in the ordinary course of business. In the opinion of management, the ultimate resolution of pending legal proceedings will not have a material effect on the Company's financial position.

(10) Related party transactions

The Company incurred professional fees and expenses totaling approximately \$50,000 and \$87,000 in 2014 and 2013, respectively, for services provided by an entity owned by a board member.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Notes to the Consolidated Financial Statements

December 31, 2014 and 2013

(11) Functional expenses

The Company provides intermediate care services to individuals with intellectual and developmental disabilities within certain geographic locations. Expenses related to providing these services are as follows:

	<u>2014</u>	<u>2013</u>
Intellectual and developmental services	\$ 36,315,584	\$ 35,413,920
General and administrative	3,322,901	3,213,287
Fundraising	<u>24,346</u>	<u>53,733</u>
	<u>\$ 39,662,831</u>	<u>\$ 38,680,940</u>

(12) Retirement plan

The Company has a defined contribution 403(b) retirement plan for employees who have two years of service. For the years ended December 31, 2014 and 2013, the Company contributed approximately 1.0% of each participants' compensation, subject to Internal Revenue Code limitations. The Company contributed approximately \$147,000 and \$146,000 to the plan in 2014 and 2013, respectively.

(13) Subsequent events

During April 2015, the Company sold substantially all of its property and equipment to an unrelated party for approximately \$11.5 million. The Company received cash of approximately \$9.6 million and a note receivable for \$1.9 million. The Company used the cash proceeds and certain trustee funds to retire all of the Company's long-term debt discussed in Note 7. The gain, which was approximately \$5,765,000, will be deferred and recognized as a reduction in rent expense over the term of the new lease. In conjunction with the transaction, the Company entered into an agreement to lease the property and equipment from the buyer. The lease is for a term of 15 years and can be extended at the option of the Company for two additional 5 year terms. The payments under the lease through the initial lease term ending in 2030 are as follows:

<u>Year</u>	
2015	\$ 2,714,000
2016	3,276,000
2017	2,746,000
2018	2,112,000
2019	1,586,000
Thereafter	<u>6,600,000</u>
	<u>\$ 19,034,000</u>

During 2015, the Company entered into a long-term management agreement with Integra Resources, LLC to manage its facilities. The management agreement is for a term of 7 years and calls for annual payments of approximately \$2.4 million.

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Supplemental Schedule - Consolidating Balance Sheet

December 31, 2014

	Chattanooga	Knoxville	Memphis	Nashville	Headquarters	Subtotal Open Arms Care Corporation	Open Arms Health System, LLC	Total Open Arms Care Corporation	Open Arms Care Foundation	Total Consolidated Open Arms Care Corporation
Current Assets:										
Cash and cash equivalents	\$ 4,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,071,871	\$ 1,090,871	\$ 90,474	\$ 1,181,345	\$ 195,589	\$ 1,376,934
Funds held in custody for others	73,558	40,541	121,237	105,672	-	341,008	-	341,008	-	341,008
Patient accounts receivable, net	828,978	916,787	912,479	803,026	103	3,461,373	-	3,461,373	-	3,461,373
Prepaid expenses and other current assets	16,431	14,841	7,324	11,076	985	50,657	-	50,657	-	50,657
Trusteed funds - current portion	-	-	-	-	309,272	309,272	-	309,272	-	309,272
Total current assets	922,967	977,169	1,046,040	924,774	1,382,231	5,253,181	90,474	5,343,655	195,589	5,539,244
Property and equipment:										
Land and land improvements	668,173	906,081	681,621	1,379,181	-	3,635,056	-	3,635,056	-	3,635,056
Buildings and improvements	5,021,197	4,879,231	6,110,235	4,589,108	23,479	20,623,250	-	20,623,250	-	20,623,250
Furniture and equipment	827,784	965,344	870,188	863,079	490,819	4,017,214	-	4,017,214	-	4,017,214
Vehicles	9,234	18,555	25,610	33,494	-	86,893	-	86,893	-	86,893
Accumulated depreciation and amortization	6,526,388	6,769,211	7,687,654	6,864,862	514,298	28,362,413	-	28,362,413	-	28,362,413
	(5,400,090)	(5,889,659)	(5,711,051)	(5,753,666)	(479,919)	(23,234,385)	-	(23,234,385)	-	(23,234,385)
Property and equipment	1,126,298	879,552	1,976,603	1,111,196	34,379	5,128,028	-	5,128,028	-	5,128,028
Other assets:										
Trusteed funds	795,513	475,716	470,639	796,527	467,842	3,006,237	-	3,006,237	-	3,006,237
Bond issue costs, less accumulated amortization	42,150	25,211	31,593	42,203	-	141,157	-	141,157	-	141,157
Investments and other long-term assets	7,500	6,815	14,360	-	1,112,169	1,140,844	-	1,140,844	-	1,140,844
Total other assets	845,163	507,742	516,592	838,730	1,580,011	4,288,238	-	4,288,238	-	4,288,238
Total assets	\$ 2,894,428	\$ 2,364,463	\$ 3,539,235	\$ 2,874,700	\$ 2,996,621	\$ 14,669,447	\$ 90,474	\$ 14,759,921	\$ 195,589	\$ 14,955,510

See accompanying independent auditors' report

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Supplemental Schedule - Consolidating Balance Sheet (continued)

December 31, 2014

	Chattanooga	Knoxville	Memphis	Nashville	Headquarters	Subtotal Open Arms Care Corporation	Open Arms Health System, LLC	Total Open Arms Care Corporation	Open Arms Care Foundation	Total Consolidated Open Arms Care Corporation
Current liabilities:										
Accounts payable and accrued expenses	\$ 134,896	\$ 133,852	\$ 216,547	\$ 118,089	\$ 75,065	\$ 678,449	\$ -	\$ 678,449	\$ 12,519	\$ 690,968
Funds held in custody for others	73,558	40,541	121,237	105,672	-	341,008	-	341,008	-	341,008
Accrued salaries and benefits	235,281	174,398	153,070	169,637	51,201	783,587	-	783,587	-	783,587
Accrued interest	73,085	43,713	44,723	73,177	-	234,698	-	234,698	-	234,698
Current portion of long-term debt	620,486	371,115	447,127	621,264	-	2,059,992	-	2,059,992	-	2,059,992
Total current liabilities	1,137,306	763,619	982,704	1,087,839	126,266	4,097,734	-	4,097,734	12,519	4,110,253
Intercompany payable/(receivable)	(3,528,646)	(738,127)	(1,072,795)	(2,801,424)	8,140,992	-	-	-	-	-
Long-term debt, less current portion	2,814,794	1,683,875	2,352,573	2,819,424	-	9,670,666	-	9,670,666	-	9,670,666
Total liabilities	423,454	1,709,367	2,262,482	1,105,839	8,267,258	13,768,400	-	13,768,400	12,519	13,780,919
Net assets (deficit), unrestricted	2,470,974	655,096	1,276,753	1,768,861	(5,270,637)	901,047	90,474	991,521	183,070	1,174,591
Total liabilities and net assets (deficit)	\$ 2,894,428	\$ 2,364,463	\$ 3,539,235	\$ 2,874,700	\$ 2,996,621	\$ 14,669,447	\$ 90,474	\$ 14,759,921	\$ 195,589	\$ 14,955,510

OPEN ARMS CARE CORPORATION INC., AND AFFILIATES

Supplemental Schedule - Consolidating Statement of Operations and Changes in Net Assets (Deficit)

For the year ended December 31, 2014

	Chattanooga	Knoxville	Memphis	Nashville	Headquarters	Subtotal Open Arms Care Corporation	Open Arms Health System, LLC	Total Open Arms Care Corporation	Open Arms Care Foundation	Total Consolidated Open Arms Care Corporation
Unrestricted revenue:										
Net patient services revenue	\$ 10,112,558	\$ 9,965,808	\$ 9,581,650	\$ 8,842,716	\$ -	\$ 38,502,732	\$ -	\$ 38,502,732	\$ -	\$ 38,502,732
Investment income	27,214	16,264	16,090	27,234	63,598	130,400	-	150,400	220	150,620
Net special events revenue	-	-	-	-	-	-	-	-	27,320	27,320
Intercompany revenue	22,632	2,424	10,095	5,591	8,625	49,367	-	49,367	(49,367)	-
Other revenues	26,063	24,385	24,492	30,966	15,149	121,055	1,000	122,055	49,554	171,609
Total unrestricted revenues	10,188,467	10,008,881	9,632,327	8,906,507	87,372	38,823,554	1,000	38,824,554	27,727	38,852,281
Expenses:										
Salaries and wages	5,810,077	5,935,693	5,418,382	5,311,568	600,733	23,076,453	-	23,076,453	-	23,076,453
Employee benefits	1,258,451	1,227,786	951,774	950,885	53,078	4,441,974	-	4,441,974	-	4,441,974
Professional services	238,449	217,620	631,742	252,387	352,877	1,693,075	2,610	1,695,685	1,000	1,696,685
Supplies and expenses	1,207,485	1,105,180	1,160,867	922,919	401,256	4,797,707	20,325	4,818,032	8,954	4,826,986
Maintenance and repairs	151,884	115,002	130,930	122,854	4,895	525,565	305	525,870	-	525,870
Utilities	187,795	159,041	155,874	202,209	717	705,636	-	705,636	-	705,636
Insurance	122,092	127,060	114,992	117,292	34,540	515,976	-	515,976	-	515,976
Depreciation and amortization	263,571	233,956	291,373	244,068	25,078	1,058,046	-	1,058,046	-	1,058,046
Interest expense	192,994	115,421	150,172	193,284	-	651,871	-	651,871	-	651,871
Loss (gain) on disposal of property and equipment	(1,281)	1,071	(6,757)	(4,431)	-	(11,398)	-	(11,398)	-	(11,398)
Taxes and licenses	573,559	557,602	534,431	496,966	2,025	2,164,583	393	2,164,976	167	2,165,143
Provisions for doubtful accounts	9,268	-	321	-	-	9,589	-	9,589	-	9,589
Intercompany expense	305,184	305,184	305,184	305,184	(1,220,736)	-	-	-	-	-
Total expenses	10,319,528	10,100,616	9,839,285	9,115,185	254,463	39,629,077	23,633	39,652,710	10,121	39,662,831
Increase (decrease) in net assets (deficit)	(131,061)	(91,735)	(206,958)	(208,678)	(167,091)	(805,523)	(22,633)	(828,156)	17,606	(810,550)
Net assets (deficit) at beginning of year	2,602,035	746,831	1,483,711	1,977,539	(5,103,546)	1,706,570	113,107	1,819,677	165,464	1,985,141
Net assets (deficit) at end of year	\$ 2,470,974	\$ 655,096	\$ 1,276,753	\$ 1,768,861	\$ (5,270,637)	\$ 901,047	\$ 90,474	\$ 991,521	\$ 183,070	\$ 1,174,591

See accompanying independent auditors' report

Open Arms Care Corporation
Summary of All Units
BALANCE SHEET
Wednesday, September 30, 2015
@YTD

10/12/2015

ASSETS

CURRENT ASSETS:

Cash	\$2,608,360.12
ServisFirst-General	2,003,119.24
Client Funds	341,008.05
Cash in Escrow	4,000.00
Accounts Receivable-Patient	3,276,407.18
Accounts Receivable-Other	20,786.54
Accounts Receivable-OAHS	383.25
Allowance for Doubtful Accounts	(89,354.81)
Prepaid Expense	49,986.23
Total Current Assets	8,214,695.80

Property & Equipment:

PP&E Clearing (WCO)	186,294.79
Buildings & Improvements	14,916.28
Vehicles	69,049.35
Less Accumulated Depreciation	(70,167.65)
Net Property & Equipment	200,092.77

Deposits	14,815.18
Note Receivable	1,914,894.96
Investment in OAHS	125,100.00
Other Non Current Assets	14,360.00

Total Assets \$10,483,958.71

Liabilities & Fund Balance

Current Liabilities

Accounts Payable	368,843.19
Client Funds	341,008.05
Employee Withholdings	10,237.55
Accrued Salaries & Payroll Taxes	595,852.94
Accrued Vacation	492,888.13
Accrued Expenses	518,785.59
Accrued Interest	20,000.00
Accrued Rent	1,414,792.20
Deferred Rent	16,439.00
Due to Management Company	49,355.65
Total Current Liabilities	3,828,202.30

Deferred Gain	6,665,761.83
Deferred Gain - Closing Costs	(900,201.61)
Note Payable-Integra	2,000,000.00
Total Liabilities	\$11,593,762.52

Fund Balance

Beginning Fund Balance	1,026,148.18
Net Surplus (Deficit)	(2,135,951.99)
Total Fund Balance	(1,109,803.81)
Total Liabilities & Fund Balance	\$10,483,958.71

UNAUDITED

Open Arms Care Corporation
Summary of All Units
Trended Income Statement
For the Nine Months Ending Wednesday, September 30, 2015

	June ACTUAL	July ACTUAL	August ACTUAL	September BUDGET	Var	ACTUAL	BUDGET	Var
REVENUE								
Medicaid	\$3,130,679	\$3,221,959	\$3,228,407	\$3,126,748	(\$138,951)	\$28,265,601	\$29,337,421	(\$1,071,820)
Resident Liability	109,395	105,600	106,126	106,126	106,126	962,884	962,884	962,884
Unrealized Gains (Losses)	15	70,769	848	576	576	(149,897)	71,707	(149,897)
Miscellaneous Income	728	595	594			178,322	178,322	178,322
Gain/Loss-Asset Disposal	2,550					5,325	5,325	5,325
Donations	200	1,350	6			1,563	1,563	1,563
United Way Designations			145			196	196	196
Corporate Gifts & Grants						2,720	2,720	2,720
Support from OACF						1,829	1,829	1,829
Total Revenue	3,243,567	3,400,273	3,336,126	3,233,450	(32,249)	29,340,250	29,337,421	2,829
Capacity	256	256	256	256	(256)	256	256	(256)
Occupied Beds	255	253	254	255	(255)	255	255	(255)
Occupancy %	99.6%	98.8%	99.2%	99.6%	(99.6%)	99.6%	99.6%	(99.6%)
Lost Revenue Days	25	91	73	32	(32)	333	333	(333)
WAGES								
Salary Wages	370,791	367,994	366,523	329,376	20,414	3,529,380	3,306,195	(223,185)
Regular Hourly Wages	1,124,275	1,171,711	1,188,009	1,152,262	(8,591)	10,180,340	10,358,541	178,201
Overtime Wages	61,211	70,560	93,314	83,598	(34,100)	568,893	445,498	(123,395)
Sick Wages	21,072	21,039	23,334	26,602	(1,446)	215,661	226,403	10,742
Incentive/Bonus Wages	200	2,882	(427)	2,050	872	14,165	26,308	12,143
Holiday Wages	6,646	63,671	6,177	65,341	(26,656)	319,973	340,173	28,200
Vacation Wages	77,240	73,434	71,760	61,678	5,487	572,012	604,496	32,484
Training Wages	3,461	3,775	2,962	3,845	(525)	32,123	29,880	(2,243)
Temporary Labor Services	6,982	16,059	17,224	24,427	(17,625)	125,271	61,218	(64,053)
Payroll Taxes	122,429	132,176	128,439	127,157	(4,362)	1,158,527	1,136,746	(21,781)
TOTAL	1,794,307	1,923,321	1,897,315	1,855,922	(66,532)	16,716,345	16,543,458	(172,887)
EMPLOYEE BENEFITS								
Medical/Hospital Benefits	260,018	229,556	265,678	247,877	12,395	2,339,367	2,397,712	58,345
Dental Insurance Benefits	4,703	4,971	4,967	4,709	475	44,020	46,802	2,782
Life Ins AD&D Benefits	13,856	14,568	13,969	13,702	583	128,671	130,283	1,612
403B Contributions	10,634	15,897	10,451	10,771	593	106,735	105,203	(1,532)
Workers Compensation	38,336	68,299	54,248	55,023	7,243	504,307	580,394	76,087
Staff Education-Tuition Reimb	2,588	586	3,983	2,774	2,209	22,120	24,966	2,846
Other Benefits	62	277	161	72	19	1,192	818	(374)
TOTAL	330,197	334,158	353,757	332,154	24,062	3,146,412	3,266,178	119,766
OPERATING EXPENSE								
Awards & Incentives	950	354	3,036	25,247	(21,482)	43,262	33,885	(9,377)
Bad Debt					807		7,263	7,263
Bank Charges	1,202	1,217	766	661	1,341	16,464	18,018	1,554
UNAUDITED								

10/12/2015

	June			July			August			September			YTD			
	ACTUAL			ACTUAL			ACTUAL			ACTUAL	BUDGET	Var	ACTUAL	BUDGET	Var	
Client Lodging																
Community Awareness	(170)			20						44		44	872	396	396	
Consult/Contract-Ambulance										776		776	20	6,984	6,112	
Consult/Contract-Audiology										75		75	325	675	350	
Consult/Contract-Behav Spec										502		350	1,900	4,518	2,618	
Consult/Contract-Dental	152	76	43,536	18,564	7,874	38,285	23,756	5,789	(14,529)	254,705	72,475	(2,331)	254,705	213,804	(40,901)	
Consult/Contract-Dietary	21,724	7,324	7,874	8,120	13,757	8,120	14,324	9,146	126,542	126,542	84,436	2,374	128,916	52,101	(20,374)	
Consult/Contract-O.T.	5,745	11,700	10,335	9,923	1,950	8,861	2,467	5,346	1,507	18,642	55,304	(537)	37,920	48,114	(7,190)	
Consult/Contract-P.T.	9,659	2,235	2,200	3,839	6,105	7,652	125	1,125	254	3,150	2,896	239	12,767	10,251	(2,516)	
Consult/Contract-Psychiatry	2,235	1,500	2,200	1,950	5,346	1,507	5,346	1,507	5,346	55,304	50,112	92,205	91,994	1,225	960	
Consult/Contract-Psychology	10,127	819	6,573	6,105	7,652	125	1,125	254	3,150	2,896	239	12,767	10,251	(2,516)		
Consult/Contract-Social Services	5,232	819	6,573	6,105	7,652	125	1,125	254	3,150	2,896	239	12,767	10,251	(2,516)		
Consult/Contract-Speech	6,932	8,592	13,644	7,652	10,245	2,593	165	1,125	254	3,150	2,896	239	12,767	10,251	(2,516)	
Consult/Contract-TT																
Consult/Contract-Lab Fees	4	127	345	(341)	125	691	78	691	78	463	702	239	12,767	10,251	(2,516)	
Consult/Contract-Holtime	231	231		560	1,139	579	1,139	579	579	128,241	128,241	(5,841)	128,241	122,400	(6,300)	
Consult/Contract-Pharmacy	1,414	434	1,295	560	1,139	579	1,139	579	579	128,241	128,241	(5,841)	128,241	122,400	(6,300)	
Consult/Contract-Physicians	14,300	14,643	14,197	14,202	13,600	(602)	6,300	11,978	11,448	61,953	74,997	13,044	61,953	55,161	17,319	
Consult/Contract-RN	2,100	2,100	2,100	1,050	1,272	656	1,272	656	1,250	37,842	133,420	(22,765)	37,842	110,655	(22,765)	
Directors' Fees & Expenses	2,102	932	1,594	616	1,272	656	1,272	656	1,250	37,842	133,420	(22,765)	37,842	110,655	(22,765)	
Dues & Subscriptions	12,910	5,833	5,833	7,083	8,333	1,250	8,333	6,129	55,161	110,655	5,814	2,832	2,982	390,597	390,747	150
Equipment-Non Capital	4,731	2,157	1,729	3,389	6,129	2,740	6,129	2,740	2,740	133,420	2,982	5,814	2,982	390,597	390,747	150
Improvements-Non-Capital	14,388	9,047	32,085	32,639	12,296	(20,343)	12,296	646	646	390,597	79,438	(7,447)	79,438	152,274	14,254	
Insurance	43,302	43,302	43,302	43,302	43,414	112	43,414	7,999	(1,416)	71,991	138,020	(47,391)	71,991	152,274	14,254	
IT Support - P-C/Laptop Support	8,502	10,088	10,016	9,415	7,999	(1,416)	7,999	17,142	2,553	57,420	396	3,305	57,420	26,397	2,115	
IT Support - Network/Server	15,837	15,425	15,066	14,589	17,142	2,553	17,142	1,115	(4,308)	23,092	71,736	(344)	71,736	72,063	(1,865)	
IT Support - Minor Equipment		3,041	10	5,423	44	44	44	2,933	2,933	23,092	1,865	327	1,865	311,850	22,300	
IT Support - Shipping																
IT Support - Special Projects			4,350													
IT Support - Other																
Janitorial Services	7,656	7,905	10,623	8,351	8,007	(344)	8,007	2,933	2,933	23,092	71,736	(344)	71,736	72,063	(1,865)	
Late Fees/ Finance Charges	38	705	128	(51)	34,650	2,258	34,650	2,258	2,258	23,092	71,736	(344)	71,736	72,063	(1,865)	
Lease Building & Storage	32,479	30,536	31,576	10,296	12,475	2,179	12,475	9,710	2,765	116,783	374,924	123,072	116,783	374,924	123,072	
Leased Equipment	12,433	13,188	12,560	29,431	18,415	3,592	18,415	9,671	8,759	78,901	78,831	(70)	78,901	78,831	(70)	
Leased Transportation Vehicles	28,242	28,042	29,431	14,823	9,671	(5,152)	10,034	86,388	10,514	27,082	28,665	1,583	27,082	28,665	1,583	
Maintenance & Repair-Building	15,446	22,711	52,522	8,856	8,759	(96)	10,514	27,082	28,665	5,220	70,151	(5,220)	70,151	16,375	(5,220)	
Maintenance & Repair-Equip	6,221	5,906	8,136	9,052	8,759	(293)	8,759	118	(862)	5,220	70,151	(5,220)	70,151	16,375	(5,220)	
Maintenance & Repair-Grounds	9,898	9,036	15,199	8,856	8,759	(96)	10,514	27,082	28,665	5,220	70,151	(5,220)	70,151	16,375	(5,220)	
Maintenance & Repair-Vehicles	14,379	14,323	14,323	9,499	10,034	535	10,034	86,388	10,514	27,082	28,665	1,583	27,082	28,665	1,583	
Medical Equipment	1,792	480	79	1,402	3,185	(862)	3,185	118	(862)	5,220	70,151	(5,220)	70,151	16,375	(5,220)	
Meetings	6,104	3,570	3,210	4,047	9,614	(20)	9,614	1,308	(20)	5,220	70,151	(5,220)	70,151	16,375	(5,220)	
Miscellaneous - Unallowable																
Network Expense	7,995	7,802	7,808	8,306	9,614	(20)	9,614	1,308	(20)	5,220	70,151	(5,220)	70,151	16,375	(5,220)	
Payroll Expenses	14,265	19,644	15,277	15,250	16,733	1,483	16,733	1,483	1,483	152,715	152,715		152,715	150,597	(2,118)	
Pest Control	2,743	664	3,723	1,500	2,159	659	2,159	659	659	20,657	19,431	(1,226)	20,657	19,431	(1,226)	
Postage and Courier Services	1,585	951	2,313	1,364	1,604	240	1,604	240	240	13,609	14,436	827	13,609	14,436	827	
UNAUDITED																

Open Arms Care Corporation

Summary of All Units

Trended Income Statement For the Nine Months Ending Wednesday, September 30, 2015

10/12/2015

	June			July			August			September			YTD		
	ACTUAL			ACTUAL			ACTUAL			ACTUAL	BUDGET	Var	ACTUAL	BUDGET	Var
Printing	74			321						499		(1,759)	4,936	4,491	(445)
Professional Fees-Audit	4,379			6,000			1,750			3,770		1,570	54,329	33,930	(20,399)
Professional Fees-Legal	11,248			1,491			348			11,759		17,616	42,232	105,831	63,599
Professional Fees-Other	4,300			4,420			14,275			2,111		(11,639)	67,851	18,999	(48,852)
Recreation - Clients	7,524			5,668			3,072			6,195		2,036	55,801	74,079	18,278
Security Services	1,726			260			780			2,357		(5,416)	21,777	21,213	(564)
Staff Education, Seminars	2,046			7,637			4,980			2,573		2,545	27,226	23,157	(4,069)
Staff Recruitment-Advertising	703			204			1,345			1,027		959	8,975	9,243	268
Staff Recruitment-PreEmploy	6,265			4,418			6,361			4,952		(2,436)	50,250	44,568	(5,682)
Staff Training Materials	2,140			3,423			3,348			2,533		1,934	89,327	22,797	1,887
Supplies-Cleaning and Laundry	9,564			8,111			11,926			9,755		(654)	66,346	87,795	(21,449)
Supplies-Client	7,577			6,861			7,588			6,332		(1,991)	8,975	56,988	(47,013)
Supplies-Clothing	1,380			305			788			1,282		564	637,732	11,628	626,104
Supplies-Food	76,125			73,045			71,059			71,949		(2,592)	48,382	51,237	2,855
Supplies-Food Supplements	4,634			6,161			4,946			5,693		(3,126)	53,390	50,828	(2,562)
Supplies-Non-food	6,492			5,188			7,306			7,352		(1,705)	195,511	210,825	(15,314)
Supplies-Medical	23,319			20,613			26,508			20,745		2,680	54,489	60,595	(6,106)
Supplies-Office	6,977			3,606			8,345			9,103		(2,370)	58,247	58,247	0
Supplies-Pharmacy-OTC	10,966			(1,633)			13,891			4,715		5,07	54,489	54,489	0
Supplies-Pharmacy-Rx	12,439			(1,901)			18,534			5,222		(2,845)	96,820	72,108	(24,712)
Supplies-Program	4,749			4,458			6,420			8,012		1,286	13,360	20,268	(6,908)
Supplies-Resident Decor/Linens	3,371			1,296			1,226			2,252		173	49,973	39,447	(10,526)
Taxes & Licenses-Business	12,010			2,425			800			3		3	5,494	1,746	(3,748)
Taxes & Licenses-Other	1,097			1,200			(800)			194		(1,465)	1,620,579	1,616,536	(4,043)
Taxes & Licenses-Provider	184,203			179,414			182,087			201,642		13,382	2,548	2,388	(160)
Taxes & Licenses-Transport	1,269			9			117			264		264	53,195	71,592	(18,397)
Telephone-Cell Phones	6,441			5,571			6,361			7,864		1,868	60,369	55,836	(4,533)
Telephone-Regular & Pagers	7,053			6,176			8,514			5,851		353	2,814	2,814	0
Telephone-Long Distance	448			310			237			531		144	126,343	193,153	(66,810)
Transportation-Gas, Oil, Detail	17,618			17,014			13,987			12,779		8,422	1,144	2,304	(1,160)
Travel-Airfare	1,144			1,144			4,633			4,156		(1,356)	21,999	37,404	(15,405)
Travel-Lodging	4,307			2,083			3,165			1,285		85	8,868	11,565	(2,697)
Travel-Meals & Entertainment	305			1,434			4,242			4,176		184	1,628	2,520	(892)
Travel-Mileage	4,140			3,679			135			280		145	366,385	366,228	(157)
Travel-Parking, Tolls, Auto	451			284			3,841			3,216		(190)	29,944	28,944	(1,000)
Utilities-Cable	3,236			2,954			3,406			40,692		7,539	20,176	3,854	(16,322)
Utilities-Electric	36,311			40,008			45,502			2,514		1,694	9,900	11,313	(1,413)
Utilities-Gas	1,170			555			1,809			498		157	277,627	314,090	(36,463)
Utilities-Propane	1,100			2,200			1,100			1,257		157	1,196,160	1,400,000	(203,840)
Utilities-Septic	10,337			11,253			12,990			1,257		157	9,043,560	9,467,747	(424,187)
Utilities-Water & Sewer	47,688			49,975			45,221			11,208		1,610			
Integra - Cost of Operations	199,360			199,360			199,360			200,000		640			
Integra - Management Fee	1,106,612			1,012,119			1,201,506			1,109,491		11,953			
TOTAL	1			(1)			1			1		(1)	5		6

ALLOCATIONS
Central Support Services

UNAUDITED

Open Arms Care Corporation

Summary of All Units

Trended Income Statement
For the Nine Months Ending Wednesday, September 30, 2015

10/12/2015

	For the Nine Months Ending Wednesday, September 30, 2015								
	June	July	August	September	Var		YTD	Var	
TOTAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL			ACTUAL	BUDGET	
TOTAL OPERATING EXPENSE	1	(1)		(1)	(1)		(1)	5	6
	3,231,117	3,269,597	3,452,578	3,297,567	(30,498)		28,906,316	29,277,388	371,072
OPERATING MARGIN	12,450	130,676	(116,452)	(64,117)	(62,747)		433,934	60,023	373,901
CAPITAL									
Amortization	371	371	371	371	(371)		152,250	152,250	(97,479)
Depreciation	20,073	20,003	20,423	20,004	62,780		285,283	167,804	409,510
Interest	301,523	301,523	301,523	301,523	(95,307)		343,219	752,729	(365,624)
Rent Expense	321,967	321,897	322,317	321,898	(32,898)		1,809,135	1,443,511	(53,593)
TOTAL							2,569,887	2,516,294	(53,593)
Net Surplus/(Deficit)	(\$309,517)	(\$191,221)	(\$438,769)	(\$386,015)	(\$290,370)	(\$95,645)	(\$2,135,953)	(\$2,456,281)	\$320,308

UNAUDITED

Contribution to the Orderly Development of Healthcare – 7 (C)

Licensure and Accreditation



STATE OF TENNESSEE
DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES
East Tennessee Regional Office of Licensure and Review
Greene Valley Developmental Center, Hawthorn Building
PO Box 910
Greeneville, Tennessee 37744-0910

February 18, 2015

Ms. Lisa King
Open Arms Care Corp.
Mountain View Rd, Suite 111
Ooltewah, TN 37363

Dear Lisa:

A review has been completed of Open Arms Care Corp. plan of compliance that was submitted on February 9, 2015. The approval status given your plan is: **Approved with Exception**- due to repeat findings noted from last year's licensure survey specifically pertaining to 6711 Mountain View Road. and Ringgold Road. sites. This approval status is noted on your plan of compliance. A copy of your plan of compliance is enclosed.

A detailed comprehensive plan indicating how your agency plans to address the repeat findings regarding the testing of emergency lights at 6711 Mountain View Road and Ringgold Road facilities must be submitted no later than March 4, 2015 .

Due to there being repeated findings, Open Arms Care Corp. is subject to a follow-up site inspection.

If you have any questions, please contact me by phone at 423-787-6553 or via email:
Elaine.C.Matthews@tn.gov

Sincerely,

A handwritten signature in cursive script, reading "Elaine Matthews", is written over a horizontal line.

Elaine Matthews
Licensure Coordinator



STATE OF TENNESSEE
DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES
East Tennessee Regional Office of Licensure
Greene Valley Developmental Center, Hawthorne Building
PO Box 910
KNOXVILLE, TENNESSEE 37902-2849

January 29, 2015

Ms. Lisa King
Open Arms Care Corporation
PO Box 929
Ooltewah, TN 37363

Dear Ms. King:

Licenses for the facilities below expire on January 31, 2015. Licensure rule #0940-5-2-.14 states, "When a licensee has made timely and sufficient application for a new license (including payment of the required fees), the existing license does not expire until the status of the application has been determined by the Department".

A complete application and associated fees have been submitted. The licenses below will remain in effect pending resolution of the *extension reasons listed herein*. Please call if you have any questions.

10535 Highway 58 at 10535 North Highway 58, Ooltewah, TN 37363
L000000012783 - Mental Retardation Institutional Habilitation, Capacity: 8
Reason for extension: Pending receipt of Plan of Compliance.

10539 Highway 58 at 10539 North Highway 58, Ooltewah, TN 37363
L000000012784 - Mental Retardation Institutional Habilitation, Capacity: 8
Reason for extension: Pending receipt of plan of compliance.

11419 Highway 58 at 11419 North Highway 58, Georgetown, TN 37336
L000000012785 - Mental Retardation Institutional Habilitation, Capacity: 8
Reason for extension: Pending receipt of Plan of Compliance.

11421 Highway 58 at 11421 North Highway 58, Georgetown, TN 37336
L000000012786 - Mental Retardation Institutional Habilitation, Capacity: 8
Reason for extension: Pending Receipt of Plan of Compliance.

7841 Sims at 7841 Sims Road, Harrison, TN 37341
L000000012787 - Mental Retardation Institutional Habilitation, Capacity: 8
Reason for extension: Pending receipt of Plan of Compliance.

Ms. Lisa King

January 29, 2015

Page 3

7845 Sims at 7845 Sims Road, Harrison, TN 37341

L000000012788 - Mental Retardation Adult Habilitation Day; Mental Retardation Institutional Habilitation, Capacity: 8

Reason for extension: Pending receipt of Plan of Compliance.

9253 Snow Hill at 9253 Snow Hill Road, Ooltewah, TN 37363

L000000012789 - Mental Retardation Institutional Habilitation, Capacity: 8

Reason for extension: Pending receipt of plan of compliance.

9255 Snow Hill at 9255 Snow Hill Road, Ooltewah, TN 37363

L000000012790 - Mental Retardation Institutional Habilitation, Capacity: 8

Reason for extension: Pending receipt of Plan of Compliance.

Open Arms Care Corporation - Mountain View at 6711 Mountain View Road, Suite 111, Ooltewah, TN 37363

L000000012791 - Mental Retardation Adult Habilitation Day

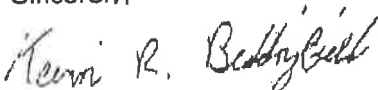
Reason for extension: Pending receipt of Plan of Compliance.

Open Arms Care Corporation - Ooltewah at 5731 Ooltewah-Ringgold Road, Ooltewah, TN 37363

L000000012792 - Mental Retardation Adult Habilitation Day

Reason for extension: Pending receipt of Plan of Compliance.

Sincerely,



Kevin Beddingfield



**STATE OF TENNESSEE
DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL
DISABILITIES**

**East Tennessee Regional Office of Licensure and Review
Greene Valley Developmental Center, Hawthorn Building
PO Box 910
Greeneville, Tennessee 37744-0910**

February 18, 2015

Lisa King
Open Arms Care Corp.
6711 Mountain View Rd., Suite 111
Ooltewah, TN 37363

Dear Ms. King :

A review has been completed of the Open Arms Care Corp. plan of compliance that was submitted on February 9, 2015. The approval status given your plan is: **Approved-** Your plan of compliance is acceptable. You are expected to meet the terms of your plan.

A copy of your plan of compliance is being returned to you and is enclosed. This approval status letter and your plan of compliance should become part of your records.

If you have any questions, please contact me by phone at (423) 787-6553 or by email at Elaine.C.Matthews@tn.gov

Sincerely,

Kevin R. Beddingfield
Licensure Surveyor, East Region
Department of Intellectual and Developmental Disabilities



LICENSEE NOTICE OF NON-COMPLIANCE
AND PLAN OF COMPLIANCE FORM
STATE OF TENNESSEE
DEPARTMENT OF DEVELOPMENTAL DISABILITIES

DATE OF NOTICE:

1/30/2015

NOTICE OF NON-COMPLIANCE TO: (Licensee's Name & Address)

Open Arms Care Corp. Mountain View

6711 Mountain View Rd, Suite 111

Ooltewah, TN 37363

PAGE 1 OF 1 PAGE(S)

NAME AND ADDRESS OF DIDD LICENSEE OFFICE SENDING NOTICE:

East Tennessee office of Licensure and Review

Greene Valley Developmental Center, Hawthorne Building

PO Box 910

Greenville, TN 37744-0910

EVENT AND DATE RESULTING IN THIS NOTICE:

License Survey completed:

1/26/2015

NAME AND LOCATION OF FACILITY IN NON-COMPLIANCE:

All Ooltewah Open Arms Sites

NOTICE TO LICENSEE: Your facility has been found to be in non-compliance with the rule(s) listed on this form. You must provide a plan for complying with each rule cited in non-compliance. Type or print your plan(s) in the space provided on this form. Include the date by which you will be in compliance with each rule cited. Sign and date each page of the form. Return this form by the indicated date to the address of the DIDD Office of Licensure listed above.

YOUR PLAN OF COMPLIANCE MUST BE RETURNED NO LATER THAN:

2/9/2015

Reference Rule Number	Summary Of The Findings Of Non-Compliance With The Rules Reference	P.O.C. Review Code*	DESCRIBE BELOW YOUR PLAN FOR COMPLYING WITH EACH RULE IN NON-COMPLIANCE	YOUR PLANNED DATE OF COMPLETION
4-.03 (2)(a)	6711 Mountain view road site - There was no documentation found of emergency lights tested for 30 seconds during the months of Jan, Feb, Mar, April, May, June, July, Aug, Sept, and Dec 2014. "REPEAT FINDING"		DSM to in-service on checking the emergency lights monthly during completion of the monthly Fire Drill	3-1-15
4-.03(2)(a)(1)i	There was no documentation found of fire drills conducted during the months of December 2014.		(Completed)	
4-.03(2)(a)	Ooltewah Ringgold Road Site - There was no documentation of the emergency lights tested for 30 seconds during the months of Feb, Mar, April, May, June, July, Aug, and Sept, 2014 "REPEAT FINDING"		DSM to in-service on checking the emergency lights monthly during completion of the monthly Fire Drill	3-1-15

SIGNATURE OF DIDD REVIEWER OF P.O.C.

Heidi M. Bell

DATE OF REVIEW:

2-18-15

SIGNATURE OF LICENSEE OR AUTHORIZED AGENT:

Heidi M. Bell

DATE OF SIGNATURE:

2/9/15

Reference Rule Number	Summary Of Two Examples Of Non-Compliance With The Rules Referenced	P.O.C. Review Code*	DESCRIBE BELOW YOUR PLAN FOR COMPLYING WITH EACH RULE IN NON-COMPLIANCE	YOUR PLANNED DATE OF COMPLETION
Ooltewah Ringgold Rd Site --Cont-				
5.05(10)	The refrigerator in the kitchen had a bad thermometer.		DSM to replace thermostat	3-1-15
4.06(2)(a)	7845 Sims Road- There was no documentation found of emergency lights being tested for 30 seconds during the month of October.		(Completed)	
4.	There was no documentation found of fire drills being conducted in October 2014.		(Completed)	
5.02(2)	Bed Room #2 has mold in shower.		PM to in-service on daily decontamination. Mold removed.	3-1-15
5.05 (11)	Thermometer in the Greenhouse freezer is missing.		DSM to replace thermostat.	3-1-15
5.05(12)	Dry food not stored in sealed containers.		PM to in-service on the proper storage of dry food goods.	3-1-15
5.05(12)	Food in refrigerator not sealed/covered.		PM to in-service on proper storage of food item kept in the refrigerator	3-1-15
2.16	DIDD License not posted in public area.			
SIGNATURE OF DIDD REVIEWER OF P.O.C.:		DATE OF REVIEW:	SIGNATURE OF LICENSEE OR AUTHORIZED AGENT:	
<i>Mr. R. Bell</i>		2/18/15	<i>Chasahna</i>	
DATE OF SIGNATURE				

*P.O.C. Review Codes (See Review & Approval Status Form For Explanations.)

A = Approved

AE = Approved With Exception.

RR = Rejected-Resubmit

RS = Rejected-Sanction

7841 Sims Rd.-		
4-.06(2)(a)	There was no documentation found for emergency lights tested for 30 seconds during, the month of Feb and June 2014.	(Completed)
4-.06(2)(a)10i	There no documentation found for fire drills conducted in February 2014	(Completed)
5-.05(12)	Dry food items not in sealed containers.	PM to in-service on the proper storage of dry food goods.
2-.16	DIDD License not posted in public area.	PM to post DIDD license in designated area.
4-.06(2)(a)	10535 HWY 58-	
4-.03(2)(a)(1)i	There was no documentation of emergency lights tested for 30 seconds during the month of November 2014	(Completed)
5-.02(1)	There was no documentation of fire drills conducted during the month of November 2014	(Completed)
5-.02(2)	Shelf over toilet tank is loose in Bathroom #1.	Maintenance, tighten shelve over toilet Bathroom #1
2-.16	Tiles broken in floor of Bathroom #2	Maintenance, repair broken tile
	DIDD License not posted in public area.	PM to post DIDD license in designated area.

DATE OF SIGNATURE _____

RS = Rejected-Sanction

Reference Rule Number	Summary of the Findings of Non-Compliance with the State Sanctions	P.O.C. Review Code	DESCRIBE BELOW YOUR PLAN FOR COMPLYING WITH EACH RULE IN NON-COMPLIANCE	YOUR PLANNED DATE OF COMPLETION
4-.06(2)(a)10i	10539 Hwy 58- There was no documentation found of emergency lights tested for 30 seconds during the month of March 2014		((Completed)) Maintenance, to repair structural damage to living room walls and closet	3-1-15
5-.02(2)	9253 Snow Hill Rd.- There was no documentation found of emergency lights being tested for 30 seconds during the months of Sept, Oct, and Dec 2014		((Completed))	
4-.03(2)(a)(1)i	There was no documentation of fire drills conducted in Sept, Oct, and Dec 2014		((Completed))	
5-.02(2)	Bathroom #3 needs base board installed by tub.		Maintenance, install base board	3-1-15
5-.02(2)	Bathroom #1 floor tile is broken.		Maintenance, repair broken floor tile bathroom #1	3-1-15
5-.05(12)	Dry food items not stored in sealed container.		PM to in-service on the proper storage of dry food goods.	3-1-15
2-.16	DIDD License not posted in public area.		PM to post DIDD license in designated area.	3-1-15

SIGNATURE OF DIDD REVIEWER OF P.O.C.:

DATE OF REVIEW:

SIGNATURE OF LICENSEE OR AUTHORIZED AGENT:

DATE OF SIGNATURE

Kevin R. Baddier

2-18-15

Shalbing

2/9/15

P.O.C. Review Codes: (See Review & Approval Status Form For Explanations.)

A = Approved.

AE = Approved With Exception.

RR = Rejected-Resubmit.

RS = Rejected-Sanction.

Reference Rule Number	P.O.C. Review Code	DESCRIBE BELOW YOUR PLAN FOR COMPLYING WITH EACH RULE IN NON-COMPLIANCE	YOUR PLANNED DATE OF COMPLETION
4-.06(2)(a)(10)i 9255 Snow Hill Rd.- There was no documentation found of fire drills being conducted during the months of Sept and Oct 2014		(Completed)	
5-.02(2) There was extensive damage to the living room walls and louver closet doors due to wheel chairs.		Maintenance, repair structural damage to walls and closet	3-1-15
5-.05(12) Mold in Bath room #2 Dry food not in sealed containers.		PM to in-service on daily decontamination. Mold removed. PM to in-service on the proper storage of dry food goods.	3-1-15 3-1-15
4.06(2)(a) 11419 HWY 58- There was no documentation found of emergency lights tested for 30 seconds during the months of Feb, July, and Aug 2014		((Completed))	
5-.02(2) There was extensive damage to the living room walls and louver doors due to wheel chairs.		Maintenance, repair structural damage to walls and closet	3-1-15
5-.05(12) Dry food items not in sealed containers.		PM to in-service on the proper storage of dry food goods.	3-1-15
SIGNATURE OF DIDO REVIEWER OF P.O.C.: <i>Ann R. Bell</i>		DATE OF REVIEW: 2/18/15	
SIGNATURE OF LICENSEE OR AUTHORIZED AGENT: <i>Chloe Hume</i>		DATE OF SIGNATURE: 2/11/15	

P.O.C. Review Codes: (See Review & Approval Status Form For Explanations.)
 A = Approved
 AE = Approved With Exception
 RR = Rejected-Resubmit
 RS = Rejected-Sanction

Reference Rule Number	Summary Of The Findings Of Non-Compliance With The Rules 26456/233	P.O.C. Review Code	DESCRIBE BELOW YOUR PLAN FOR COMPLYING WITH EACH RULE IN NON-COMPLIANCE	YOUR PLANNED DATE OF COMPLETION
4-.06(2)(a)	11421 Hwy 58 - There was no documentation of emergency lights tested for 30 seconds during the months of July and Dec 2014		PM to in-service on checking the emergency lights monthly during completion of the monthly Fire Drill	3-1-15
4-.06(2)(a)(10)i	There was no documentation found of fire drills conducted during the months of July and Dec 2014		PM to in-service on the timely completion of monthly Fire drill.	3-1-15
5-.02(2)	There was mold in shower area and broken floor tiles in first bath room on the right.		PM to in-service on daily decontamination. Mold removed. Maintenance, to repair broken floor tile	3-1-15
5-.02(12)	Emergency numbers not posted.		PM, to post all emergency contact numbers	3-1-15

SIGNATURE OF DIDD REVIEWER OF P.O.C.: *W. A. Bell* DATE OF REVIEW: 2/18/15

SIGNATURE OF LICENSEE OR AUTHORIZED AGENT: *Lisa King* DATE OF SIGNATURE: 2/19/15

*P.O.C. Review Codes: (See Review & Approval Status Form For Explanations.)

A = Approved.

AE = Approved With Exception.

RR = Relieved-Resumed

RS = Rejected-Sanction.



**STATE OF TENNESSEE
DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL
DISABILITIES**

**East Tennessee Regional Office of Licensure and Review
Greene Valley Developmental Center, Hawthorn Building
PO Box 910
Greeneville, Tennessee 37744-0910**

April 29, 2015

Ms. Lisa King
Open Arms Care Corporation
PO Box 929
Ooltewah, TN 37363

Dear Ms. King:

A licensure re-inspection survey of Open Arms Care Corporation- Ooltewah was conducted on April 21, 2015 in order to revisit the findings cited during your agency's unannounced licensure survey (completed January 26, 2015) that specifically pertained to the testing of emergency lights for 30 seconds at the sites of 6711 Mountain View Road and Ooltewah Ringgold Road.


This re-inspection survey revealed evidence that your Plan of Compliance for this area are in place and are being followed. Therefore, approval status given your plan is: **Approved**. This approval status is noted on your plan of compliance. A copy of your plan of compliance is enclosed.

If you have any questions, please contact me by phone at (423) 787-6553 or by email at Elaine.C.Matthews@tn.gov



Sincerely,

Elaine Matthews
Lead Licensure Coordinator
Department of Intellectual and Developmental Disabilities

Re-inspection: 4/24/15

 LICENSEE NOTICE OF NON-COMPLIANCE AND PLAN OF COMPLIANCE FORM STATE OF TENNESSEE DEPARTMENT OF DEVELOPMENTAL DISABILITIES		DATE OF NOTICE: 1/30/2015 PAGE 1 OF 1 PAGE(S)	NOTICE OF NON-COMPLIANCE TO Licensee's Name & Address) Open Arms Care Corp. Mountain View 6711 Mountain View Rd, Suite 111 Ooltewah, TN 37363
NAME AND ADDRESS OF DIDD LICENSURE OFFICE SENDING NOTICE: East Tennessee office of Licensure and Review Greene Valley Developmental Center, Hawthorne Building PO Box 910 Greenville, TN 37744-0910	EVENT AND DATE RESULTING IN THIS NOTICE: License Survey completed: 1/26/2015	NAME AND LOCATION OF FACILITY IN NON-COMPLIANCE: All Ooltewah Open Arms Sites	
NOTICE TO LICENSEE: Your facility has been found to be in non-compliance with the rule(s) listed on this form. You must provide a plan for complying with each rule cited in non-compliance. Type or print your plan(s) in the space provided on this form. Include the date by which you will be in compliance with each rule cited. Sign and date each page of the form. Return this form by the indicated date to the address of the DIDD Office of Licensure listed above.		YOUR PLAN OF COMPLIANCE MUST BE RETURNED NO LATER THAN: 2/9/2015	

Reference Rule Number	P.O.C. Review Code*	DESCRIBE BELOW YOUR PLAN FOR COMPLYING WITH EACH RULE IN NON-COMPLIANCE	YOUR PLANNED DATE OF COMPLETION
4-03 (2)(a)	AE A	DSM to in-service on checking the emergency lights monthly during completion of the monthly Fire Drill	3-1-15
4-03(2)(a)(1)i	F	(Completed)	
4-03(2)(a)	AE A	DSM to in-service on checking the emergency lights monthly during completion of the monthly Fire Drill	3-1-15

SIGNATURE OF DIDD REVIEWER OF P.O.C.  P.O.C. Review Codes (See Review & Approval Status Form For Explanations)	DATE OF REVIEW: 2-18-15 AE=Approved 4/20/15	SIGNATURE OF LICENSEE OR AUTHORIZED AGENT:  AE=Approved With Exception RE=Rejected-Resubmit RS=Rejected-Sanction	DATE OF SIGNATURE: 2/9/15
--	---	---	-------------------------------------

Affidavit

NOV 10 '15 04:51:21

AFFIDAVIT

STATE OF GEORGIA

COUNTY OF FULTON

Robert J. Taylor, being first duly sworn, says that he/she is the applicant named in this application or his/her lawful agent, that this project will be completed in accordance with the application, that the applicant has read the directions to this application, the Tennessee Health Services and Development Agency and T.C.A. § 68-11-1601, *et seq.*, and that the responses to questions in this application or any other questions deemed appropriate by the Tennessee Health Services and Development Agency are true and complete.

OPEN ARMS CARE CORPORATION

By: 
Name: Robert J. Taylor, IV
Title: President

Sworn to and subscribed before me, a Notary Public, this the 10 day of November, 2015, witness my hand at office in the County of Fulton, State of Georgia.



NOTARY PUBLIC

My commission expires July 30, 2017.





State of Tennessee

Health Services and Development Agency

Andrew Jackson, 9th Floor, 502 Deaderick Street, Nashville, TN 37243

www.tn.gov/hsda

Phone: 615-741-2364

Fax: 615-741-9884

December 1, 2015

Michael Brent, Esq.
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, TN 37203

RE: Certificate of Need Application -- Open Arms Corporation d/b/a Greeneville # 3 East Church Street (East), CN1511-052

The establishment of a four (4) bed home for individuals with Intellectual Disabilities (ICF/IID) located on an unaddressed site on East Church Street, Greeneville (Greene County) Tennessee 37743. The service area is Greene County. The estimated project cost is \$1,370,000.

Dear Mr. Brent:

This is to acknowledge the receipt of supplemental information to your application for a Certificate of Need. Please be advised that your application is now considered to be complete by this office.

Your application is being forwarded to Theresa C. Sloan at the Tennessee Department of Intellectual and Developmental Disabilities for Certificate of Need review by the Office of General Counsel. You may be contacted by someone from Ms. Sloan's office for additional clarification while the application is under review by the Department. Ms. Sloan's contract information is Theresa.C.Sloan@tn.gov or 615-253-8731.

In accordance with Tennessee Code Annotated, §68-11-1601, et seq., as amended by Public Chapter 780, the 60-day review cycle for this project will begin on December 1, 2015. The first sixty (60) days of the cycle are assigned to the Department of Health, during which time a public hearing may be held on your application. You will be contacted by a representative from this Agency to establish the date, time and place of the hearing should one be requested. At the end of the sixty (60) day period, a written report from the Department of Health or its representative will be forwarded to this office for Agency review within the thirty (30)-day period immediately following. You will receive a copy of their findings. The Health Services and Development Agency will review your application on February 24, 2016.

Any communication regarding projects under consideration by the Health Services and Development Agency shall be in accordance with T.C.A. § 68-11-1607(d):

- (1) No communications are permitted with the members of the agency once the Letter of Intent initiating the application process is filed with the agency. Communications between agency members and agency staff shall not be prohibited. Any communication received by an agency member from a person unrelated to the applicant or party opposing the application shall be reported to the Executive Director and a written summary of such communication shall be made part of the certificate of need file.
- (2) All communications between the contact person or legal counsel for the applicant and the Executive Director or agency staff after an application is deemed complete and placed in the review cycle are prohibited unless submitted in writing or confirmed in writing and made part of the certificate of need application file. Communications for the purposes of clarification of facts and issues that may arise after an application has been deemed complete and initiated by the Executive Director or agency staff are not prohibited.

Should you have questions or require additional information, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Melanie M. Hill /WF".

Melanie M. Hill
Executive Director

cc: Theresa Sloan, Assistant Commissioner and General Counsel
Intellectual and Developmental Disabilities



State of Tennessee

Health Services and Development Agency

Andrew Jackson, 9th Floor, 502 Deaderick Street, Nashville, TN 37243

www.tn.gov/hsda

Phone: 615-741-2364

Fax: 615-741-9884

MEMORANDUM

TO: Theresa Sloan, Assistant Commissioner and General Counsel
Intellectual and Developmental Disabilities
Citizens Plaza State Office Building 10th Floor
400 Deaderick Street
Nashville, TN 37243-1403

FROM: Melanie M. Hill *MMH/WF*
Executive Director

DATE: December 1, 2015

RE: Certificate of Need Application
Open Arms Corporation d/b/a Greeneville # 3 East Church Street
(East), CN1511-052

Please find enclosed an application for a Certificate of Need for the above-referenced project.

This application has undergone initial review by this office and has been deemed complete. It is being forwarded to your agency for a sixty (60) day review period to begin on December 1, 2015 and end on February 1, 2016.

Should there be any questions regarding this application or the review cycle, please contact this office.

Enclosure

cc: Michael Brent, Esq.



State of Tennessee
Health Services and Development Agency

Andrew Jackson Building, 9th Floor
502 Deaderick Street
Nashville, TN 37243

www.tn.gov/hsda

Phone: 615-741-2364

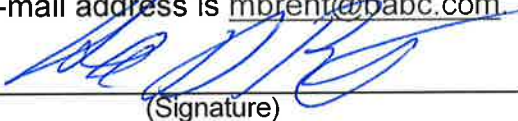
Fax: 615-741-9884

LETTER OF INTENT

The Publication of Intent is to be published in The Greeneville Sun, which is a newspaper of general circulation in Greene County, Tennessee, on or before November 6, 2015, for one day.

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1601 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities ("ICF/IID"), to be managed by Integra Resources, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such lot to be approximately 1.37 acres, which lot is the east half of the parcel of approximately 2.74 acres located on the south side of East Church Street, Greeneville (Greene County), Tennessee 37743, which is located approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive, and also described as a portion of Parcel 099 050.04 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Brent, Esq., who may be reached at Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203. Mr. Brent's telephone number is (615) 252-2361 and his e-mail address is mbrent@babbc.com.


(Signature)

Nov. 6, 2015
(Date)

mbrent@babbc.com
(E-mail Address)

The Letter of Intent must be filed in triplicate and received between the first and the tenth day of the month. If the last day for filing is a Saturday, Sunday or State Holiday, filing must occur on the preceding business day. File this form at the following address:

Health Services and Development Agency
Andrew Jackson Building, 9th Floor
502 Deaderick Street
Nashville, Tennessee 37243

The published Letter of Intent must contain the following statement pursuant to T.C.A. § 68-11-1607(c)(1). (A) Any health care institution wishing to oppose a Certificate of Need application must file a written notice with the Health Services and Development Agency no later than fifteen (15) days before the regularly scheduled Health Services and Development Agency meeting at which the application is originally scheduled; and (B) Any other person wishing to oppose the application must file written objection with the Health Services and Development Agency at or prior to the consideration of the application by the Agency.

Supplemental #1 -Original-

Open Arms Corporation
d/b/a Greenville #3 East
Church Street East
CN1511-052

November 20, 2015**3:30 pm****State of Tennessee****Health Services and Development Agency**

Andrew Jackson Building, 9th Floor, 502 Deaderick Street,
Nashville, TN 37243

www.tn.gov/hsda Phone: 615-741-2364/Fax:615/532-9940

November 20, 2015

Michael D. Brent

Attorney

Bradley Arant Boult Cummings, LLP

1600 Division Street, Suite 700

Nashville, Tennessee 37203

RE: Certificate of Need Application CN1511-052
Open Arms Corporation d/b/a Greeneville # 3 East Church Street (East)

Dear Mr. Brent:

This will acknowledge our November 10, 2015 receipt of your application for a Certificate of Need for the establishment of a four (4) bed home for individuals with Intellectual Disabilities (ICF/IID) located on an unaddressed site on East Church Street, Greeneville (Greene County) Tennessee 37743.

Several items were found which need clarification or additional discussion. Please review the list of questions below and address them as indicated. The questions have been keyed to the application form for your convenience. I should emphasize that an application cannot be deemed complete and the review cycle begun until all questions have been answered and furnished to this office.

Please submit responses in triplicate by 4:00 p.m., Monday, November 23, 2015. If the supplemental information requested in this letter is not submitted by or before this time, then consideration of this application may be delayed into a later review cycle.

1. Section A, Applicant Profile, Item 4

On page 11 in the **Response to Section A, Item 4**, the last sentence the statement is made that "The laws of some states allow a simpler process whereby a non-profit corporation can change its domicile from one state to another....."

Did you mean to say non-nonprofit or nonprofit?

Response: Please see replacement page 11, R-11, in Supplemental Attachment - Replacement Pages.

November 20, 2015**3:30 pm**

Please resubmit the list of Open Arms facilities in Tennessee identifying each facility's license type and the number of beds licensed for each facility.

Response: Please see Supplemental Attachment - Revised Attachment A.4 for a revised list.

2. Section A, Applicant Profile, Item 5

The name of the management entity and copy of draft agreement is noted. Please document Integra Resources, LLC registration with the Tennessee Secretary of State's Office.

Response: Please see Supplemental Attachment - Integra Resources, LLC Articles of Organization.

Will the manager also manage the "west" 4-person residential home adjacent to this facility on the 2.74 acre site? If so, please briefly describe the benefits of same such as shared staffing, economies of scale, etc.

Response: Yes. Pairing ICF/IID homes is a fairly standard practice utilized by both public and private ICF/IIDs in the state. Benefits of the Applicant's facilities sharing a management company range from the Applicant's ability to obtain better rates on lawn care to increased efficiency due to the Applicant's ability to conduct joint internal visits and audits for both facilities, as opposed to having to make arrangements for two different locations.

Do Open Arms and Integra currently contract for the management of the Open Arms facilities in Tennessee identified in attachment A.4? Please clarify by providing some additional background information about the relationship between the parties.

Response: Integra currently manages, and has managed since April, 2015, all of the Open Arms facilities identified in Attachment A.4. As noted below, the only relationship between Open Arms and Integra is contractual.

Information for Attachment A.5.2 was omitted from the application (Integra Principals). Please submit same. Do Jeff Mastreolo, Joseph Torrence, Richard Brown, and/or George Stevens have an ownership interest in Open Arms Corporation?

Response: Open Arms is a nonprofit corporation with no owners or members, and is governed by a 5 person board of directors consisting of Robert Taylor (Chair), Douglas B. Kline, Jane Buffaloe, Mary Ellis Richardson, and Sandy Wybel. Therefore, neither Jeff Mastreolo, Joseph Torrence, Richard Brown, or George Stevens, nor their company, Integra Resources, LLC ("Integra") have ownership interests in, or governance positions regarding, Open Arms. As noted above, there is

an existing contractual relationship between Open Arms and Integra, as Integra manages all of the Open Arms facilities identified in attachment A.4. Please see Supplemental Attachment – Replacement Attachment A.5.2 for information regarding the Integra owners.

It appears that an amount for the management fee (monthly and/or annual fee) and the term of the proposed contract are missing from the copy of the draft management contract in Attachment A.5.1. Please clarify.

Response: Please see Supplemental Attachment - Replacement Attachment A.5.1 for a revised copy of the draft management contract, which includes the management fee and term of the proposed contract.

3. Section A, Applicant Profile, Item 6

Your response to this item is noted. Based on the documentation provided in Attachment A.6, the applicant's ultimate lease interest in the site is unclear. Please provide the following documentation:

Acquisition of Land and Development of House by FDG (Phase 2 in diagram)

- Copy of the title or warranty deed to the land, with description, for the site of the proposed project from the current owner
- A fully executed purchase agreement or option to purchase agreement between FDG and the current owner of the land at the site for the proposed project. *Please note that if an option to purchase agreement applies to the project, the agreement must be in effect on the expected date of the hearing of the application by the HSDA Board members.*
- Copies of Exhibits A and B omitted from the Development Agreement document in Attachment A.6 of the application.

Response: Please see Supplemental Attachment - Phase 2 Documentation: Deed and Purchase Agreement for copies of the deed of the current owner and the signed purchase contract between the current owner and FDG. Please also see Supplemental Attachment – Replacement Attachment A.6 for a fully executed copy of the Development Agreement, including Exhibits A and B, and a fully executed copy of the Option to Lease (both previously attached as Attachment A.6). Pursuant to these documents, including Section 2 of the Development Agreement, FDG is contractually obligated to acquire the land, develop and construct the building on the land, and then transfer the completed facility to WCO AL DP (“WCO”) as a “turn-key” completed facility. WCO will then lease the completed facility to Open Arms pursuant to the lease agreement referenced in the Option to Lease.

Turnkey Transaction (Phase III in diagram)

- A fully executed purchase agreement or option to purchase agreement between FDG and WCO AL DP.

Please note that if an option to purchase agreement applies to the project, the agreement must be in effect on the expected date of the hearing of the application by the HSDA Board members.

Response: In lieu of a purchase agreement or option to purchase, please see Supplemental Attachment – Replacement Attachment A.6 for a fully executed copy of the Development Agreement (previously attached as Attachment A.6), including Exhibits A and B. Pursuant to Section 2 of the Development Agreement, FDG is contractually obligated to acquire the land, develop and construct the building on the land, and then transfer the completed facility to WCO as a “turn-key” completed facility.

Final Ownership of Assets and Operations (Phase IV in diagram)

- Documentation that Woodbine Community Organization (WCO) has the funds to purchase the land and building from FDG for the proposed project.
- A fully executed lease agreement or option to lease agreement between WCO and Open Arms Care Corporation (OACC) that includes the expected monthly lease expense and the expected term of the lease. *Please note that if an option to lease agreement applies to the project, the agreement must be in effect on the date of the hearing of the application by the HSDA Board members.*

Response: Please see Supplemental Attachment – Replacement Attachment C. Economic Feasibility - 2 for the revised letter from Servis 1st Bank. Servis 1st Bank will provide a construction loan to FDG for development and construction of the facility, which funding will then convert to a permanent loan, which FDG (through an affiliate) will loan to WCO. The permanent loan financing to WCO will be sufficient for WCO to purchase the completed facility from FDG. Please see Supplemental Attachment – Replacement Attachment A.6 for a fully executed copy of the Option to Lease, which includes the expected monthly lease expense and the expected term of the lease.

4. Section A. (Applicant Profile) Item 13

Are Amerigroup, TennCare Select, and BlueSelect the only TennCare MCOs in the applicant's proposed service area? If yes, please confirm. If no, please identify the other TennCare MCOs available in the service area and explain why the applicant does not intend to establish a contractual relationship with these MCOs.

Response: Amerigroup, TennCare Select, BlueSelect, and UnitedHealthcare Community Plan are the only TennCare MCOs in the Applicant's proposed service area. There are no provider agreements in ICF/IID programs, as providers contract directly with TennCare, which reimburses them directly. Individual residents, however, will receive medical coverage for other services through TennCare MCOs due to contractual relationships between each resident and their respective TennCare MCO.

Prior to opening, when is the earliest the applicant can formally apply to the TennCare MCOs and the estimated amount of time it will take to establish a contractual arrangement for the care of the future residents? Has the length of time been taken into account in the development schedule? Please discuss.

Response: As noted above, the Applicant will not contract with TennCare MCOs, but with TennCare itself, as the ICF/IID program is a "carve-out" from the managed care program. For the past several months, TennCare, DIDD, and various providers (including the Applicant) who are seeking Certificates of Need for facilities for individuals who will be leaving Greene Valley Development Center (GVDC) when it closes have held periodic meetings to address the issues surrounding the construction of new facilities and the licensure and certification of those facilities. While the Applicant understands TennCare will not formally review an application until DIDD licenses the completed facility, following satisfactory completion of inspection of the facility, the applicant has received assurances from representatives of both TennCare and DIDD that the agencies will work together to assist the Applicant in obtaining inspection, licensure, and certification on a timely basis. The anticipated length of time for the inspection, licensure, and certification process has been taken into account when preparing the development schedule.

5. Section B, Project Description, Item I.

What State of Tennessee agency is responsible for the Home and Community-Based Services (HCBS) Waiver programs?

What State agency is contracted to operate the HCBS waiver programs?

Response: TennCare, specifically its Division of Long-Term Services & Supports, is responsible for the Home and Community-Based Services ("HCBS") Waiver programs. TennCare contracted the Department of Intellectual and Developmental Disabilities to operate the HCBS Waiver programs.

Please provide an overview of the role of the Bureau of TennCare, TennCare Contracted Managed Care Companies, and the Department of Intellectual and Developmental Disabilities in the administration of HCBS waiver programs and Intermediate Care Facilities for Individuals with Intellectual Disabilities (ICF/IIDs).

Response: TennCare's Division of Long-Term Services & Supports is responsible for the HCBS Waiver programs. TennCare contracted DIDD to oversee and operate the HCBS Waiver programs. DIDD surveys and inspects ICF/IID providers to ensure compliance with DIDD licensure requirements and quality measures and administers the licensure of providers, among other duties. With the exception of coordinating the TennCare benefits of ICF/IID residents HCBS waiver recipients, TennCare MCOs are not involved in the administration of HCBS waiver programs.

and ICF/IIDs. Instead, TennCare contracts directly with the providers and reimburses them for their services.

What is the difference between a long-term care services provide through an intermediate care facility for individuals with intellectual disabilities (ICF/IID) and a services through a home and community–based settings?

Response: Long-term care services provided through ICF/IIDs are comprehensive, consisting of one provider furnishing or arranging for the provision of housing and services such as nursing, clinical therapy, and dietetic and behavioral services. Although HCBS waiver services are not provided in the same type of setting, recipients receive the same services as ICF/IID residents. HCBS Waiver recipients also have more flexibility, as they can receive services from different providers and may choose to do so in different settings, such as a home with other waiver recipients or a family member or conservator’s home.

Please discuss in detail the activities of a typical day for a resident of an ICF/IID home.

Response: a typical day for a resident of an ICF/IID home begins with personal hygiene activities and breakfast, followed by programming such as habilitation and active treatment (physical therapy, vocational therapy, socialization, etc.), sometimes at a day center if prescribed in the resident’s ISP. A resident’s acuity level determines whether or not required physical therapy or occupational therapy takes place in the facility or in a different location.

The applicant has stated that the Greene Valley Development Center (GVDC) is scheduled to close on June 30, 2016. In the Project Completion Forecast Chart the applicant has indicated that the home will be ready to initiate services in November 2016. If GVDC closes on June 30, 2016, where will the four individuals expected to transfer to this home reside in the interim? Will the interim arrangements cover any unforeseen delays in permitting and opening of the facility or are the arrangements time sensitive? Please clarify.

Response: As noted in the Application, pursuant to the Exit Plan and Approved Order, the June 30, 2016, closing date can be extended to as late as June 30, 2017. During various meetings with representatives of DIDD, the Applicant has been informed that the November 2016 anticipated date is acceptable pursuant to the extension provisions of the Order.

6. Section B. (Plot Plan)

Your response is noted. What is the size of the plot (in acres)? Please label the location of the structure subject to this application on the site.

Response: The site is 1.37 acres and is presently zoned "R-1A" for low-density residential use. Please note that TCA §13-24-102 provides that, for the purposes of all zoning laws in Tennessee, a "single-family residence" includes any home in which eight or fewer unrelated persons with disabilities reside. Therefore, the facility's proposed location does not need to be rezoned.

The plot plan has structures labeled as "1" and "2" that are connected to each other by what appears to be a driveway. Will this be paved or concreted to permit wheelchair access? Please clarify.

Additionally, it appears that the main access from East Church is on the property identified as Structure 2. Is an easement required for Structure 1 to have access to the East Church street entrance from Structure 2's property? Please clarify.

Response: All sidewalks and driveways will be a hard, paved surface that will permit wheelchair access. An easement will not be required for access to East Church Street, as the both properties will have the same owner.

Tennessee Code Annotated 33-2-418 (a) indicates that "The department shall not license more than two (2) such residential facilities within five hundred yards (500 yds.) in any direction from other such facilities housing persons served. All set-back requirements applicable to lots where such facilities are located shall apply to such residential facilities."

Please document that the proposed project meets this requirement.

Response: The proposed project meets the distance requirement. The nearest licensed ICF/IID is 0.8 mile away. Please also see Supplemental Attachment – Service Area ICF/IID Facilities for a table showing the distance from the proposed location to other Greene County ICF/IIDs.

7. Section B. (Floor Plan)

The floor plan identifies a living/sitting area and a pantry; however it does not specify a kitchen or dining area. Please submit a revised floor plan that identifies these areas.

Response: The living/sitting room of the facility will also serve as a dining space. Please see Supplemental Attachment - Revised Floor Plan for a floor plan denoting the location of the kitchen.

Where will a resident receive services identified in the project description such as physical, occupational, and behavioral therapies?

Response: A resident's acuity level determines whether or not required physical therapy or occupational therapy will take place in the facility or in a different

location, such as a local physical therapy clinic. If a local physical therapy clinic is a better choice for a particular resident, the applicant will transport such resident to therapy sessions at such clinic.

**8. Section C. (Need) Item 1 (Service Specific Criteria-ICF/DD Facilities)
Need A.1**

It is noted the applicant states the project does not involve the development of new ICF/IID beds. However, the 4 beds proposed to this application is subject to the 160 bed pool per year per T.C.A. §71-5-105 (b) for new ICF/IID beds. There are currently 84 ICF/IID beds remaining in the pool. Please acknowledge the applicant understands the impact the project has on the bed pool.

Response: As a private ICF/IID service provider, approval of the Applicant's application will be subject to the availability of beds from the 160 bed pool, 84 of which remain available.

**9. Section C. (Need) Item 1 (Service Specific Criteria-ICF/DD Facilities)
Need A.4, Section C. Economic Feasibility 7 and 9.**

On pages 24 and 33 it is noted 100% revenue will come from TennCare. However, on page 32 it is noted approximately 96% of the revenue will come from TennCare and 4% from SSI benefits. Please clarify.

Response: Please see Supplemental Attachment - Replacement Pages for R-24 and R-33 replacement pages.

10. Section C. (Need) Item 1 (Specific Criteria- ICF/IID Facilities)

The Tennessee Code Annotated Title 33; Title 68, Chapter 11 and Section 71-5-105(b)(2) states "Only providers that have been providing services to persons with developmental disabilities under contract with the state for at least five (5) years shall be eligible to apply for these new beds." Please describe the services and the number of years which the applicant has provided each service through contract(s) with the state of Tennessee to persons with developmental disabilities.

Response: In 1988 founding board members of Open Arms identified the need to build community facilities for individuals who were moving out of large, state-run institutions for individuals with intellectual and developmental disabilities in the state of Tennessee. Certificate of Need applications were submitted and approved and Open Arms Care (then known as Rebound Care Corporation) began offering services once it was approved for 256 beds across the state of Tennessee. (Source: <http://openarmscare.org/our-history>.)

11. Section C (Need) Relationship to Existing Similar Services in the Area

(Specific Criteria- ICF/IID Facilities, Item D.1)

The applicant has indicated that there are 9 Comcare and 16 East Tennessee ICF/IID homes in Greene County. According to the DIDD website there are only 5 Comcare ICF/IID homes in Greene County. Please explain the discrepancy.

Response: The ICF/IID utilization chart for Greene County provided to the Applicant by Terry Jordan-Henley of DIDD via a November 4, 2015 email and referenced in the memo of the same date provided as Attachment B.2 in the application listed 9 Comcare and 16 East Tennessee ICF/IID homes in Greene County. Please see R-24 and R-25 in Supplemental Attachment - Replacement Pages for revised pages reflecting five Greene County Comcare, Inc. ICF/IIDs.

The separate grid showing ICF/IID utilization noted in Terry Jordan-Henley's memo was not included. Please provide a copy of this grid.

Response: The grid noted in Terry Jordan-Henley's memo was sent to the Applicant electronically and then used by the Applicant to generate the "ICF/IID Utilization, Greene County" chart on page 24 and 25 of the original application, noting the November 4, 2015 Terry Jordan-Henley memo as its source.

12. Section C, Need, Item 3.

The proposed service area county level map is noted. However, please provide distinctive highlighting/markings to readily differentiate the service area counties from the other non-service area counties.

Response: Please see Supplemental Attachment – Revised Service Area Map for a map with more distinctive highlighting.

13. Section C. (Economic Feasibility) Item 1. (Project Cost Chart)

Please provide a revised letter from the architect that addresses all the following:

- A) Please provide documentation from a licensed architect or construction professional:
- 1) a general description of the project,
 - 2) his/her estimate of the cost to construct the project to provide a physical environment, according to applicable federal, state and local construction codes, standards, specifications, and requirements and
 - 3) attesting that the physical environment will conform to applicable federal standards, manufacturer's specifications, ADA, and licensing agencies' requirements including the newest AIA Guidelines for Design and Construction of Hospital and Health Care Facilities

Please note that the facility costs provided in the Project Cost Chart must be consistent with the lease expenses identified in the fully executed option to lease or lease agreement provided.

Please clarify if an emergency generator is included in the Project Costs Chart.

Response: The cost of an emergency generator is included in the Project Costs Chart. Please also see Supplemental Attachment – Replacement Attachment C. Economic Feasibility – 1 for a revised letter from the architect.

Please clarify the reason there is difference between the amounts provided for a Contingency Fund Expense of \$24,424 on the Projects Costs Chart and a \$56,000 contingency fund itemized in the lease expense on page 30.

Response: There are two separate contingency funds noted in the application. As the total rent expense over the term of the lease is higher than the costs of land purchase, development, construction, etc. (as specified on page 30), that amount is used in the Project Costs Chart, but the Applicant also believes it is appropriate to include a small Contingency Fund (\$24,424) in the Projects Costs Chart for unanticipated expenses. The total costs of development specified on page 30 (land purchase, development, construction, etc.) are estimates, which may vary due to subsurface conditions not yet known or other reasons, and the Applicant believes it is appropriate to include a \$54,000 contingency fund related to the items estimated on page 30.

The applicant incorrectly references equipment in parenthesis in Section a, line h of the Project Costs Chart as “equipment over \$56,000”. However, please revise the \$56,000 threshold to \$50,000 as indicated in the HSDA issued application.

The applicant has listed capitalized interest in line C.d. but listed no amount. Please clarify.

Please revise the Project Cost Chart to reflect the lettering and numbering of items as directed in the HSDA application and resubmit (A.1, B.1. C.1. etc.). Please resubmit a replacement page for the application labeled 29-R.

Response: Please see Supplemental Attachment - Revised Project Cost Chart for a revised chart reflecting the corrected equipment threshold, removing the capitalized interest reference (which was listed in error), and correcting the lettering and numbering of the items.

14. Section C. (Economic Feasibility) Item 2 (Funding)

The letter from Servis 1st Bank is noted; however it does not include expected interest rates and does not specifically identify restrictions and conditions. Please provide a revised letter from the bank that addresses these items.

Additionally several items noted in Question 3 still need to be addressed and are listed below for reference purposes.

- A fully executed purchase agreement or option to purchase agreement between FDG and the owner of the land at the site for the proposed project. If an option to purchase agreement, it must be in effect until at least the expected date that the CON application will be heard by HSDA.
- Documentation that Woodbine Community Organization (WCO) has the funds to purchase the land and building for the proposed project.
- A fully executed lease agreement or option to lease agreement between WCO and Open Arms Care Corporation (OACC) that includes the expected monthly lease expense and the expected term of the lease. If an option to lease agreement, it must be in effect until at least the expected date that the CON application will be heard by HSDA.

Response: Please see Supplemental Attachment – Replacement Attachment C. Economic Feasibility - 2 for revised letter from Servis 1st Bank addressing the funding of the project. Additional documentation requests were addressed in the preceding questions (see Supplemental Attachment - Phase 2 Documentation: Deed and Purchase Agreement for copies of the deed of the current owner and the signed purchase contract between the current owner and FDG and Supplemental Attachment – Replacement Attachment A.6 for a fully executed copy of the Development Agreement, including Exhibits A and B, and a fully executed copy of the Option to Lease (both previously attached as Attachment A.6)).

15. Section C. (Economic Feasibility) Item 3

Please compare the cost per square foot of construction to similar projects recently approved by the Health Services and Development Agency.

Response: The cost per square foot of construction for the Applicant's proposed facility is \$231.25, compared with a range of \$92 to \$140 per square foot in 4-bed ICF/IID facilities constructed in 2008. The Applicant's total cost per square foot reflects both the increase in costs of construction labor and materials and changes in design and amenities of such facilities over the past seven years, and the Applicant believes the amount to be reasonable in the present market. Please see Supplemental Attachment – Attachment C. Economic Feasibility – 3 for a chart of the cost per square foot of construction of this project and similar projects previously approved by the Health Services and Development Agency.

16. Section C. (Economic Feasibility) Item 4 (Projected Data Chart)

Where are the 4 resident's dietary meals accounted for in the Projected Data Chart?

Response: Residents' dietary meals are accounted for in the Projected Data Chart's "Other Expenses" line item at D.9 and are included in the "Programming Expenses" category if one refers to the itemization of that line item.

The Projected Data Chart shows no Provision for Charity Care, Bad Debt, or Contractual Allowances. Please explain.

Response: No bad debt is expected, as the Applicant will be reimbursed by TennCare for 96% of its expenses, with the remaining 4% anticipated to come from residents' SSI income as stated in the application. Similarly, as this project is for residents transitioning from GVDC and known to be TennCare recipients, the Applicant does not anticipate providing any charity care.

Please explain why there are no Supplies expenses.

Response: Similar to the dietary expenses for the residents, the supplies expenses are included in D.9 of the Projected Data Chart and are in the "Programming Expenses" itemization category.

Please explain why there is no net operating income in either Year 1 or Year 2 and that break-even basis was utilized. Shouldn't there be plans for some net operating income to reinvest for the upkeep of the home?

Response: The Applicant's reimbursement from TennCare will be based on its expenses such that its funding will be equal to its expenses. Therefore, there will be no surplus revenue. Further, the Applicant's lease payments are structured to allow the Landlord to fulfill its responsibility to maintain the building, so the Applicant will not be responsible for repairs and upkeep of the facility beyond the usual tenant duties such as lawn care and cleaning.

There appears to be a typo in the NET OPERATING REVENUE line for Year 1.

Please make the necessary corrections and submit a revised Projected Data Chart.

Response: Please see Supplemental Attachment-Revised Projected Data Chart.

17. Section C. (Economic Feasibility) Item 5

Is the \$793.04 gross charge a per patient charge or a per patient day charge?

Response: The \$793.04 is a per patient day charge. Please see R-32 in Supplemental Attachment - Replacement Pages for a revised page 32.

18. Section C. (Economic Feasibility) Item 6.B

Please explain how the economics of the operations of the new four bed home will be considerably different from the operations of existing homes.

Response: The existing homes are larger, with 8 beds instead of 4, so some “economies of scale” are not as large for a home with 4 beds/residents as with a home with 8 beds/residents. This applies to a variety of items ranging from expenses for supplies to staffing ratios. Additionally, the applicant believes there may be higher acuity levels for some residents in some of the 4 bed homes, as compared to 8 bed homes, which will also impact costs of operations.

19. Section C (Contribution to Orderly Development) Item 3. (Current & Anticipated Staffing)

What are the prevailing wages for a resident manager, qualified MR professional, physical therapist, occupational therapist, and speech therapist and what is the expected salary that the applicant expects to pay for these positions?

Response: The Applicant plans to engage independent contractors for physical, occupational, and speech therapy according to the needs of each individual resident. Please see R-35 in Supplemental Attachment - Replacement Pages for updated staffing salary information.

Please explain what types of positions are included in the category of “Direct Support Staff”.

Response: The minimum staff to resident ratio required by DIDD for ICF/IID services is 1 staff to 4 residents for individuals suffering moderately from intellectual disabilities, or 1 staff to 3.2 residents if the resident population has severe intellectual and/or physical disabilities. The positions included in the “Direct Support Staff” category represents the facility’s Direct Support Professionals.

20. Proof of Publication

Please submit a copy of the full page of the newspaper in which the notice of intent appeared with the mast and dateline intact or submit a publication affidavit which is supplied by the newspaper as proof of the publication of the letter of intent.

Response: Please see Supplemental Attachment - Proof of Publication.

In accordance with Tennessee Code Annotated, §68-11-1607(c) (5), "...If an application is not deemed complete within sixty (60) days after written notification is given to the applicant by the agency staff that the application is deemed incomplete, the application

November 20, 2015

3:30 pm

shall be deemed void.” **For this application, the sixtieth (60th) day after written Notification is January 15, 2016. If this application is not deemed complete by this date, the application will be deemed void.** Agency Rule 0720-10-.03(4) (d) (2) indicates that "Failure of the applicant to meet this deadline will result in the application being considered withdrawn and returned to the contact person. Resubmittal of the application must be accomplished in accordance with Rule 0720-10-.03 and requires an additional filing fee." Please note that supplemental information must be submitted timely for the application to be deemed complete prior to the beginning date of the review cycle which the applicant intends to enter, even if that time is less than the sixty (60) days allowed by the statute. The supplemental information must be submitted with the enclosed affidavit, which shall be executed and notarized; please attach the notarized affidavit to the supplemental information.

If all supplemental information is not received and the application officially deemed complete prior to the beginning of the next review cycle, then consideration of the application could be delayed into a later review cycle. The review cycle for each application shall begin on the first day of the month after the application has been deemed complete by the staff of the Health Services and Development Agency.

Any communication regarding projects under consideration by the Health Services and Development Agency shall be in accordance with T.C.A. § 68-11-1607(d):

- (1) No communications are permitted with the members of the agency once the Letter of Intent initiating the application process is filed with the agency. Communications between agency members and agency staff shall not be prohibited. Any communication received by an agency member from a person unrelated to the applicant or party opposing the application shall be reported to the Executive Director and a written summary of such communication shall be made part of the certificate of need file.
- (2) All communications between the contact person or legal counsel for the applicant and the Executive Director or agency staff after an application is deemed complete and placed in the review cycle are prohibited unless submitted in writing or confirmed in writing and made part of the certificate of need application file. Communications for the purposes of clarification of facts and issues that may arise after an application has been deemed complete and initiated by the Executive Director or agency staff are not prohibited.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

Mr. Michael Brent
November 20, 2015
Page 15

**November 20, 2015
3:30 pm**

Phillip M. Earhart
HSD

Enclosure

November 20, 2015

3:30 pm

Certificate of Need Application CN1511-050
Open Arms Corporation d/b/a Greeneville #3 E. Church Street (East)

List of Attachments, Supplemental Response #1

Supplemental Attachment – Replacement Pages

R-11

R-24

R-25

R-32

R-33

R-35

Supplemental Attachment – Revised Attachment A.4

Supplemental Attachment – Integra Resources, LLC Articles of Organization

Supplemental Attachment – Replacement Attachment A.5.1

Supplemental Attachment – Replacement Attachment A.5.2

Supplemental Attachment – Phase 2 Documentation: Deed and Purchase

Agreement

Supplemental Attachment – Replacement Attachment A.6

Supplemental Attachment – Revised Floor Plan

Supplemental Attachment – Replacement Attachment B.III.A

Supplemental Attachment – Replacement Attachment C. Economic Feasibility – 1

Supplemental Attachment – Replacement Attachment C. Economic Feasibility – 2

Supplemental Attachment – Replacement Attachment C. Economic Feasibility – 3

Supplemental Attachment – Revised Service Area Map

Supplemental Attachment – Service Area ICF/IID Facilities

Supplemental Attachment – Revised Project Cost Chart

Supplemental Attachment – Revised Project Data Chart

Supplemental Attachment – Proof of Publication

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment - Replacement Pages

Response to Section A, Item 3: Please see Attachment A.3.

Response to Section A, Item 4: Founded to address the needs of those moving out of large, state-run institutions, Open Arms Care Corporation, a Georgia nonprofit corporation ("Open Arms"), has 32 eight-resident homes, or Intermediate Care Facilities for Individuals with Intellectual Disabilities ("ICF/IID"), located in or near Chattanooga, Knoxville, Memphis, and Nashville, Tennessee. Please see Attachment A.4 for a list of facilities operated by Open Arms in Tennessee.

Through provider agreements with TennCare, Open Arms has been providing community-based facilities for individuals with intellectual and developmental disabilities for more than 25 years. Open Arms has no ownership shares or membership interests and is board-managed. Though Open Arms is a Georgia nonprofit corporation, the board of Open Arms is considering converting to a Tennessee nonprofit corporation. If the ultimate decision is to make such a conversion, a new Tennessee nonprofit corporation would be created and the existing Georgia corporation would be merged into it, with the result being that Open Arms would be a Tennessee corporation. The laws of some states allow a simpler process whereby a nonprofit corporation can change its domicile from one state to another, but that is not currently allowed for transitions from a Georgia to a Tennessee corporation.

Response to Section A, Item 5: Integra Resources, LLC ("Integra") manages all of Open Arms' ICF/IID facilities and is equally owned by SMI Group, LLC and Flatrock Investors, LLC. SMI Group, LLC is, in turn, equally owned by George Stevens and Jeff Mastroleo, while Flatrock Investors, LLC is equally owned by Joseph Torrence and Richard Brown.

George Stevens, Jeff Mastroleo, Joseph Torrence, and Richard Brown have directly applicable experience in areas including healthcare operations, affordable housing operations, financing and management, government service in the areas of mental health and affordable housing, and executive-level management of healthcare providers.

A copy of the management agreement with Integra is included as Attachment A.5.1 and copies of more information about its principals are collectively included as Attachment A.5.2.

Response to Section A, Item 6: The Applicant has an option to lease the building and the land upon which the building is located from WCO AL DP, LLC (the "Landlord"). The Landlord is a subsidiary of Woodbine Community Organization, a Tennessee nonprofit corporation, and has no relationship with Open Arms, other than a contractual relationship from the current leases to Open Arms of buildings and land for the operation of its 32 current facilities. The Landlord will purchase the land and building for the project from Facilities Development Group, LLC ("Developer") pursuant to a Development Agreement between the Landlord and Developer, after Developer has acquired and financed the land pursuant to the contract attached as Attachment A.6 and then arranged the construction and financing of the proposed facility. Open Arms then has an option to lease the completed, fully furnished facility from the Landlord. Please see Attachment A.6 for copies of the

November 20, 2015**3:30 pm**

3. *The impact of the proposal on similar services supported by state and federal appropriations should be assessed and considered.*

Response: This project will shift existing ICF/IID beds from GVDC to a four-bed group home, as a part of the closing of GVDC. This will, in turn, shift federal and state funding from GVDC to the small group home described in this application.

4. *The degree of projected financial participation in the Medicare and TennCare programs should be considered.*

Response: ICF/IID services in Tennessee are funded by TennCare and the Applicant anticipates that TennCare funds will be responsible for 96% of the facility's revenue.

D. Relationship to Existing Similar Services in the Area

1. *The area's trends in occupancy and utilization of similar services should be considered.*

Response: The following ICF/IID beds currently operate in Greene County:

- Comcare, Inc. (20 beds):
 - Five (5) four-bed homes
- East Tennessee Homes (64 beds):
 - Sixteen (16) four-bed homes

These beds are at full occupancy. At present, only 32 beds (including the four contemplated in this application) are being planned to meet DIDD's identified need for 45 additional beds in Greene County. This indicates that the proposed beds, like the others in the service area, will operate at full capacity, as well.

A chart of the occupancy of ICF/IID's in the county for the past three years follows.

ICF/IID Utilization, Greene County

	2012	2012	2012	2013	2013	2013	2014	2014	2014
Facility/Address	Lic. Beds	ADC	% Occup.	Lic. Beds	ADC	% Occup.	Lic. Beds	ADC	% Occup.
COMCARE A	4	4	100.0%	4	4	100.0%	4	4	100.0%
COMCARE B	4	4	100.0%	4	4	100.0%	4	4	100.0%
COMCARE G	4	4	100.0%	4	3.8	96.2%	4	3.6	91.3%
COMCARE H	4	4	100.0%	4	4	100.0%	4	3.9	98.4%
COMCARE I	4	3.9	98.4%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES A	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES B	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES C	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES D	4	3.8	94.0%	4	4	100.0%	4	3.7	91.8%
E. TENN. HOMES E	4	3.8	96.0%	4	4	100.0%	4	4	100.0%

November 20, 2015**3:30 pm**

E. TENN. HOMES F	4	3.4	84.4%	4	4	100.0%	4	3.7	93.8%
E. TENN. HOMES G	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES H	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES I	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES J	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES K	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES L	4	4	100.0%	4	3.8	95.8%	4	4	100.0%
E. TENN. HOMES M	4	4	100.0%	4	3.9	97.9%	4	4	100.0%
E. TENN. HOMES N	4	4	100.0%	4	4	100.0%	4	4	100.0%
E. TENN. HOMES O	4	3.9	98.7%	4	3.8	96.0%	4	4	100.0%
E. TENN. HOMES P	4	4	99.6%	4	4	100.0%	4	4	100.0%
TOTAL:	100	98.8	98.8%	100	99.2	99.3%	100	98.7	98.9%

Source: November 4, 2015 memo from Terry Jordan-Henley of DIDD, which is attached as Attachment B.2.

2. Accessibility to specific special needs groups should be an important factor.

Response: As an ICF/IID home, this facility will be accessible to individuals living with intellectual or developmental disabilities. Its bathroom and bedroom facilities and nursing station are specifically designed to assist medically fragile residents with severe intellectual or developmental disabilities.

b. Applications that include a Change of Site for a health care institution, provide a response to General Criterion and Standards (4)(a-c)

Response: Not applicable. GVDC is closing and the proposed facility will take on four of its current residents; there is no change of site.

2. Describe the relationship of this project to the applicant facility's long-range development plans, if any.

Response: Since its first facility opened in 1990, the Applicant has grown to be the largest provider of private ICF/IID facilities in Tennessee, providing care for one third of the state's most medically fragile population in Shelby, Davidson/Williamson, Hamilton, and Knox counties. Drawing on 25 years of experience serving Tennesseans, the Applicant plans to establish nine (9) 4-bed ICF/IID facilities in response to the closure of GVDC, including the ICF/IID proposed in this application. The Applicant, therefore, will seek Certificate of Need approval for two facilities in Hamilton County, three in Greene County, and four in Knox County.

3. Identify the proposed service area and justify the reasonableness of that proposed area.

November 20, 2015**3:30 pm**

	Per Patient Day, Greene County
Average Gross Charge	\$793.04
Average Deduction	\$0
Average Net Charge	\$793.04

- 6. A. Please provide the current and proposed charge schedules for the proposal. Discuss any adjustment to current charges that will result from the implementation of the proposal. Additionally, describe the anticipated revenue from the proposed project and the impact on existing patient charges.**

Response: The proposed charge schedule is \$793.04 per patient day for the first year of operations. The Applicant anticipates that almost all of its revenue will come from TennCare, with some of the revenue coming from residents' SSI benefits, as required by TennCare. The money from residents' SSI benefits will be used to cover some of the cost of services. The Applicant is not aware of any residents with food stamp benefits.

- 6. B. Compare the proposed charges to those of similar facilities in the service area/adjoining service areas, or to proposed charges of projects recently approved by the Health Services and Development Agency. If applicable, compare the proposed charges of the project to the current Medicare allowable fee schedule by common procedure terminology (CPT) code(s).**

Response: The economics of the operations of the new four-bed homes will be considerably different from the operations of the existing homes, so the Applicant does not believe such a comparison would be meaningful. The Applicant's proposed rate is \$793.04 per patient day.

- 7. Discuss how projected utilization rates will be sufficient to maintain cost-effectiveness.**

Response: As the Projected Data Chart indicates, this project is intended to run on a break-even basis. Proposed project charges were developed with this goal in mind. The client anticipates that approximately 96% of the revenue will come from TennCare and 4% of the revenue will come from SSI benefits.

- 8. Discuss how financial viability will be ensured within two years; and demonstrate the availability of sufficient cash flow until financial viability is achieved.**

Response: As the Projected Data Chart indicates, this project is intended to run on a break-even basis. Proposed project charges were developed with this goal in mind.

- 9. Discuss the project's participation in state and federal revenue programs including a description of the extent to which Medicare, TennCare/Medicaid, and medically indigent patients will be served by the**

November 20, 2015**3:30 pm**

project. In addition, report the estimated dollar amount of revenue and percentage of total project revenue anticipated from each of TennCare, Medicare, or other state and federal sources for the proposal's first year of operation.

Response: All the participants in this project will be TennCare/Medicaid recipients. This project is intended to provide specialized services to TennCare/Medicaid recipients in need of ICF level care. The Applicant anticipates that 96% of its revenue will come from TennCare.

- 10. Provide copies of the balance sheet and income statement from the most recent reporting period of the institution and the most recent audited financial statements with accompanying notes, if applicable. For new projects, provide financial information for the corporation, partnership, or principal parties involved with the project. Copies must be inserted at the end of the application, in the correct alphanumeric order and labeled as Attachment C, Economic Feasibility-10.**

Response: Please see Attachment C. Economic Feasibility-10 for the Applicant's most recent balance sheet, income statement, and audited financial statement.

- 11. Describe all alternatives to this project which were considered and discuss the advantages and disadvantages of each alternative including but not limited to:**
 - a. A discussion regarding the availability of less costly, more effective, and/or more efficient alternative methods of providing the benefits intended by the proposal. If development of such alternatives is not practicable, the Applicant should justify why not; including reasons as to why they were rejected.**

Response: Under the terms of the Exit Plan for GVDC, the institution's remaining residents had to choose between private ICF/IID services or state-based Medicaid waiver programs. ICF/IID services were by far the most frequently selected alternative, and the Applicant is providing the proposed ICF/IID beds specifically for those who made this choice. Since no other alternative will satisfy the Exit Plan with respect to these individuals, there is no practicable alternative available.

- b. The Applicant should document that consideration has been given to alternatives to new construction, e.g., modernization or sharing arrangements. It should be documented that superior alternatives have been implemented to the maximum extent practicable.**

Response: There are no alternatives to this proposal that will satisfy the Exit Plan. The planned group homes cannot exceed four beds per home, and it would be prohibitively expensive to provide these services on a scale involving fewer beds per home. Constructing a new home is in line with the Applicant's experience and current practices.

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Revised Attachment A.4

November 20, 2015**3:30 pm****OPEN ARMS CARE CORPORATION TENNESSEE FACILITIES**

Institutional Habilitation – MR Licensed Facilities						
Address	City	County	Zip	Licensed Beds	Medicaid Number	DIDD License Number
6850 Burkitt Road	Antioch	Davidson	37013	8	744-7059	L000000013139
6854 Burkitt Road	Antioch	Davidson	37013	8	744-7058	L000000013138
5821 Cane Ridge Road	Antioch	Davidson	37013	8	744-7063	L000000013140
5825 Cane Ridge Road	Antioch	Davidson	37013	8	744-7064	L000000013141
2411 Miller St	Nashville	Davidson	37211	8	744-7055	L000000013142
2415 Miller St	Nashville	Davidson	37211	8	744-7056	L000000013143
6120 Mt. Pisgah Road	Nashville	Davidson	37211	8	744-7057	L000000013137
13312 Old Hickory Blvd	Antioch	Davidson	37013	8	744-7065	L000000013136
10535 N. Hwy 58	Ooltewah	Hamilton	37363	8	744-7070	L000000013701
10539 N. Hwy 58	Ooltewah	Hamilton	37363	8	744-7071	L000000013702
11419 N. Hwy 58	Georgetown	Hamilton	37336	8	744-7062	L000000013703
11421 N. Hwy 58	Georgetown	Hamilton	37336	8	744-7060	L000000013704
7841 Sims Road	Harrison	Hamilton	37341	8	744-7069	L000000013705
7845 Sims Road	Harrison	Hamilton	37341	8	744-7068	L000000013706

November 20, 2015**3:30 pm**

Institutional Habilitation – MR Licensed Facilities						
Address	City	County	Zip	Licensed Beds	Medicaid Number	DIDD License Number
9253 Snow Hill Road	Ooltewah	Hamilton	37363	8	744-7066	L000000013707
9255 Snow Hill Road	Ooltewah	Hamilton	37363	8	744-7067	L000000013708
7812 Ball Camp Pike	Knoxville	Knox	37931	8	744-7052	L000000013746
7814 Ball Camp Pike	Knoxville	Knox	37931	8	744-7053	L000000013748
6010 Clayberry Dr	Knoxville	Knox	37931	8	744-7042	L000000013750
6011 Clayberry Dr	Knoxville	Knox	37931	8	744-7043	L000000013749
6505 Emory Road	Knoxville	Knox	37931	8	744-7050	L000000012989
6509 Emory Road	Knoxville	Knox	37931	8	744-7051	L000000012990
5407 Western Ave.	Knoxville	Knox	37921	8	744-7048	L000000013752
5411 Western Ave.	Knoxville	Knox	37921	8	744-7049	L000000013751
4695 Allendale Dr.	Memphis	Shelby	38128	8	744-7046	L000000013496
4707 Allendale Dr.	Memphis	Shelby	38128	8	744-7047	L000000013497
5350 Benjestown Road	Memphis	Shelby	38128	8	744-7037	L000000013495
5380 Benjestown Road	Memphis	Shelby	38128	8	744-7038	L000000013494

November 20, 2015**3:30 pm**

Institutional Habilitation – MR Licensed Facilities						
Address	City	County	Zip	Licensed Beds	Medicaid Number	DIDD License Number
1445 Greendale Ave.	Memphis	Shelby	38127	8	744-7039	L000000013498
1457 Greendale Ave.	Memphis	Shelby	38127	8	744-7040	L000000013499
4240 Raleigh-Millington Road	Memphis	Shelby	38128	8	744-7044	L000000013500
4254 Raleigh-Millington Road	Memphis	Shelby	38128	8	744-7045	L000000013501

Licensed Day Treatment Centers						
Address	City	County	Zip	Licensed Beds	Medicaid Number	DIDD License Number
6711 Mountain View Road	Ooltewah	Hamilton	37363	N/A	N/A	L000000012791
5731 Ooltewah-Ringgold Road	Ooltewah	Hamilton	37363	N/A	N/A	L000000012792
7810 Ball Camp Pike	Knoxville	Knox	37931	N/A	N/A	L000000013747
5120 Yale Road	Memphis	Shelby	38134	N/A	N/A	L000000013486
2020 Johnson Industrial Blvd.	Nolensville	Williamson	37135	N/A	N/A	L000000013144

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Integra Resources, LLC Articles of Organization

November 20, 2015

Page 1 of 2

ARTICLES OF ORGANIZATION
LIMITED LIABILITY COMPANY (ss-4270)

Division of Business Services
Tre Hargett, Secretary of State
State of Tennessee

312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102
(615) 741-2286

Filing Fee: \$50 per member
(minimum fee = \$300, maximum fee = \$3,000)

For Office Use Only

Control # 000766670
SUBMISSION PENDING

Amount Due: \$300.00
Please file before 08/31/2014

The Articles of Organization presented herein are adopted in accordance with the provisions of the Tennessee Revised Limited Liability Company Act.

1. The name of the Limited Liability Company is: Integra Resources, LLC
(Note: Pursuant to the provisions of T.C.A. §48-249-106, each Limited Liability Company name must contain the words "Limited Liability Company" or the abbreviation "LLC" or "L.L.C.")

2. Name Consent: (Written Consent for Use of Indistinguishable Name)
☐ This entity name already exists in Tennessee and has received name consent from the existing entity.

3. This company has the additional designation of:

4. The name and complete address of the Limited Liability Company's initial registered agent and office located in the state of Tennessee is:

RICHARD L BROWN
STE 400
144 2ND AVE N
NASHVILLE, TN 37201-1937
DAVIDSON COUNTY

5. Fiscal Year Close Month: December

6. If the document is not to be effective upon filing by the Secretary of State, the delayed effective date and time is:
(none) (Not to exceed 90 days)

7. The Limited Liability Company will be:
☒ Member Managed ☐ Manager Managed ☐ Director Managed

8. Number of Members at the date of filing: 4

9. Period of Duration: Perpetual

10. The complete address of the Limited Liability Company's principal executive office is:

STE 400
144 2ND AVE N
NASHVILLE, TN 37201-1937
DAVIDSON COUNTY

RDA 2458

RECEIVED BY TENNESSEE SECRETARY OF STATE THE HARGETT
11/20/2015 10:34:12

November 20, 2015

Page 2 of 2

ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY (ss-4270)



Division of Business Services
Tre Hargett, Secretary of State
State of Tennessee

312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102
(615) 741-2286

Filing Fee: \$50 per member
(minimum fee = \$300, maximum fee = \$3,000)

For Office Use Only

Control # 000766670
SUBMISSION PENDING

Amount Due: \$300.00
Please file before 08/31/2014

The name of the Limited Liability Company is: Integra Resources, LLC

11. The complete mailing address of the entity (if different from the principal office) is:

12. Non-Profit LLC (required only if the Additional Designation of "Non-Profit LLC" is entered in section 3.)

- ☐ I certify that this entity is a Non-Profit LLC whose sole member is a nonprofit corporation, foreign or domestic, incorporated under or subject to the provisions of the Tennessee Nonprofit Corporation Act and who is exempt from franchise and excise tax as not-for-profit as defined in T.C.A. §67-4-2004. The business is disregarded as an entity for federal income tax purposes.

13. Professional LLC (required only if the Additional Designation of "Professional LLC" is entered in section 3.)

- ☐ I certify that this PLLC has one or more qualified persons as members and no disqualified persons as members or holders.

Licensed Profession:

14. Series LLC (optional)

- ☐ I certify that this entity meets the requirements of T.C.A. §48-249-309(a) & (b)

15. Obligated Member Entity (list of obligated members and signatures must be attached)

Effective Date: 08/01/2014

- ☒ This entity will be registered as an Obligated Member Entity (OME)
☒ I understand that by statute: THE EXECUTION AND FILING OF THIS DOCUMENT WILL CAUSE THE MEMBER(S) TO BE PERSONALLY LIABLE FOR THE DEBTS, OBLIGATIONS AND LIABILITIES OF THE LIMITED LIABILITY COMPANY TO THE SAME EXTENT AS A GENERAL PARTNER OF A GENERAL PARTNERSHIP. CONSULT YOUR ATTORNEY.

16. This entity is prohibited from doing business in Tennessee:

- ☐ This entity, while being formed under Tennessee law, is prohibited from engaging in business in Tennessee.

17. Other Provisions:

Aug 1, 2014 11:42AM

Signature Date

Signature

member

Signer's Capacity (if other than individual capacity)

Richard L Brown

Name (printed or typed)

RDA 2458



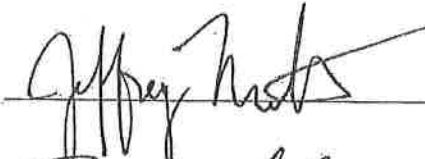
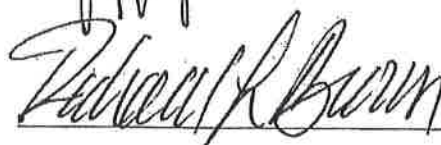
7375-1112, 08/21/2014, 10:34:13, Received by Tennessee Secretary of State Tre Hargett

November 20, 2015

3:30 pm

Integra Resources, LLC

Obligated Members

<u>Member</u>	<u>Signature</u>
Joseph H. Torrence	
George Stevens	
Jeffery Mastroleo	
Richard L. Brown	

7373.1113, 08/21/2014, 10:37:02, Received by Tennessee Secretary of State The Margrett

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Replacement Attachment A.5.1

November 20, 2015

3:30 pm

AGREEMENT TO PROVIDE MANAGEMENT SERVICES

OPEN ARMS—GREENEVILLE COUNTY #3 East Church Street (EAST)*

___ East Church Street*, Greeneville (Greene County), Tennessee 37743

Integra Resources, LLC, Manager

and

Open Arms Care Corporation, doing business as OPEN ARMS—GREENEVILLE

COUNTY #3 EAST CHURCH STREET (EAST)*, Owner

* This site does not currently have a separate street address, but is approximately 1.37 acres in the east half of a 2.72-acre parcel located on the south side of East Church Street in Greene County, Tennessee, approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive (also described as portion of Parcel 099 050.04 in the records of the Greene County Tax Assessor)

November 20, 2015

3:30 pm

MANAGEMENT AGREEMENT

OPEN ARMS—GREENEVILLE COUNTY #3 EAST CHURCH STREET (EAST)

THIS MANAGEMENT AGREEMENT ("Agreement"), effective as of the 1st day of _____, 2016, between OPEN ARMS CARE CORPORATION, a Georgia nonprofit corporation, doing business as OPEN ARMS—GREENEVILLE COUNTY #3 EAST CHURCH STREET (EAST) ("Open Arms"), and INTEGRA RESOURCES, LLC, a Tennessee limited liability company ("Integra").

RECITALS:

WHEREAS, Open Arms, desires to provide for management of a facility providing intermediate care services for individuals with intellectual disabilities ("ICF/IID") located at -- _____ East Church Street, Greenville (Green County), Tennessee 37743, commonly referred to as OPEN ARMS—GREENEVILLE COUNTY #3 EAST CHURCH STREET (EAST), with a TennCare provider number of _____ (the "Facility") by Integra; and

WHEREAS, Integra desires to be engaged by Open Arms to provide such services;

NOW THEREFORE, the parties hereto, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, agree as follows:

1. **Open Arms as Provider.** Open Arms, as the official provider of record for TennCare/Medicaid purposes, shall hold all authorizations and licenses necessary or incidental thereto with respect to the Facility. Notwithstanding any other provision to the contrary herein contained, Open Arms shall at all times exercise ultimate control over the assets and operation of the Facility. It is understood and agreed that the relationship between the parties hereto is that of independent contractors, and nothing herein contained shall be deemed to create or authorize the creation of the relationship of partnership or joint venture between said parties.

2. **Integra's Obligations.** In accordance with the provisions of this Agreement, Integra shall assume day to day operational responsibility for each Facility and shall manage and operate the Facility efficiently in accordance with the standards prevailing in the ICF/IID industry. Without limitation, during the term of Integra's management of the Facility hereunder, Integra shall perform the following specific management services for Open Arms with respect to the Facility:

(a) In general, manage the Facility so as to meet all requirements of state and federal licensing, and reimbursement certification (as well as to meet the prevailing standards for applicable quality assurance and accreditation groups pertaining to the Facility), all as applicable to an ICF/IID facility, and provide care for the Facility's residents, which care shall include but shall not be limited to the providing or monitoring of:

November 20, 2015**3:30 pm**

- (i) the medical and psychological condition of the residents, including maintenance of medical records;
 - (ii) the activities, both personal and familial, of the residents;
 - (iii) the dietary requirements of the residents;
 - (iv) physical therapy and day services programs for the residents; and
 - (v) the quality of life of the residents.
- (b) Provide care and treatment to all of the Facility's residents, protecting their rights pursuant to applicable state and federal law, including laws pertaining to safe-guarding and accounting for residents' personal funds.
- (c) Maintain each Facility and its premises in a state of good operating condition and repair, reasonable wear and tear excepted, and in a manner that conforms to the obligations of Open Arms pursuant to a Lease Agreement dated as of _____, 2016 between Open Arms, as tenant, and WCO AL DP, LLC, as landlord ("Landlord") (the "Lease"), and the Omnibus Agreement for Leases, as amended, originally dated as of April 1, 2015, between Open Arms and WCO AL DP, LLC (the "Omnibus Agreement").
- (d) Provide well-qualified Integra employees to serve as the Market Area Director for the area where the Facility is located, senior "home office" management staff and other staff, all as required to meet Integra's obligations under this Agreement, which employees will have overall authority for the day to day operation and management of the Facility. The remaining day-to-day staff of the Facility, including the Facility administrator or director, shall consist of employees of Open Arms, provided, however, that Integra shall have full authority within the scope of this Agreement and the applicable approved annual Budget, to manage, hire, train, determine compensation for and, at Integra's discretion, fire such staff and employees. Integra covenants that it shall not discriminate against any such employee or any member of such staff, or applicant therefor, because of race, religion, color, national origin, sex, handicap, military status, age, or any other basis protected by law, all in accordance with applicable law.
- (e) Subject to the limitations of Section 5 hereof, purchase on commercially reasonable terms in Open Arms' name and behalf, all equipment, repairs, improvements, furniture and fixtures required for the efficient operation of the Facility and to maintain the Facility in a state of good operating condition and repair, commensurate with the standards and quality of other similar facilities.
- (f) Subject to the limitations of Sections 4(b) and 5 hereof, contract with third parties, at commercially reasonable terms and rates, in Open Arms' name and behalf, for the rendition of the following services to Open Arms and to clients of Open Arms: (i) therapy services, e.g. occupational, speech and physical; (ii) medical services, e.g. medical doctors, nurses, pharmacists, psychologists, dentists and dieticians; and (iii) services related to maintenance of heating, ventilation and air conditioning, plumbing,

November 20, 2015

3:30 pm

security and other building and equipment systems, alarms, telecommunication systems, vehicles and copiers, all such services to be rendered at the Facility in the ordinary course of business (hereinafter referred to as "Routine Services"). Additionally, with the prior written consent of Open Arms, which shall not be unreasonably withheld, Integra may sub-contract its management duties in the areas of ancillary services, financial services, accounting services, human relations services, staff development services, governmental relations and policy and forms development to one or more sub-contractors reasonably chosen by Integra, and which may be related to Integra (with any costs associated with such sub-contracting to be the sole expense of Integra). Otherwise, with respect to its obligations hereunder, Integra shall not contract with any Affiliate of Integra or its officers or directors. For purposes of this Agreement, an Affiliate shall mean any other person or entity that directly or indirectly, through one or more intermediaries, controls, is controlled by, or is under common control with, Integra. The term "control" (including the terms "controlled by" and "under common control with") means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of Integra, whether through the ownership of voting securities, by contract or otherwise ("Affiliate"). Integra's authority to contract under this Section 2(f) shall include the authority to amend, modify or terminate any such contract.

(g) Integra will on a regular basis direct and coordinate the development of operational policies and procedures for the Facility and submit such recommendations to Open Arms for its input, review and approval. Integra will annually review and, as appropriate, prepare recommendations as to changes in operational policies and procedures for the Facility and submit such recommendations to Open Arms for its review and approval. Said policies and procedures shall meet all applicable state and federal licensing and reimbursement certification requirements, as well as the requirements of such quality assurance and accreditation groups as may have jurisdiction over the Facility.

(h) Perform all accounting, bookkeeping, and record keeping functions to enable Open Arms to meet the financial reporting, record keeping, and budgetary requirements of (x) the Lease (and any lender to the Landlord, as may be required by the Lease) (y) all applicable statutes, rules or regulations of governmental agencies and (z) Open Arms as described in this Agreement. All such reporting and record keeping shall be maintained on a calendar year, accrual basis. Integra shall arrange for the timely annual audit of the financial statements of Open Arms, and the preparation of the cost reports for the Facility by a nationally recognized firm of independent certified public accountants selected by Open Arms. The accounting and other services to be performed by Integra hereunder or under Integra's supervision with respect to the Facility shall include, but not be limited to the following:

- (i) The preparation of monthly financial statements of operations and statistical reports for the Facility and combined monthly statements of operations for the Facility to be submitted to Open Arms within twenty-five (25) days after the end of each month.

November 20, 2015**3:30 pm**

- (ii) The maintenance of all records for resident billing, billing for all accounts receivable and (to the extent practicable without undue expenditure of funds) collection of same and recommendations to Open Arms for write-offs of uncollectible accounts receivable or contracted adjustments and the reasons for such recommendations.
- (iii) The maintenance of all records for accounts payable and the payment of the same.
- (iv) The preparation of support schedules and analyses for TennCare/Medicaid cost reports and Federal Form 990 information returns; and the review of Federal Form 990 returns and TennCare/Medicaid cost reports as prepared by external auditors.
- (v) The preparation of all necessary reports and returns for all sales, use, ad valorem (for both real and personal property) and occupancy taxes.
- (vi) The maintenance of a complete general ledger recording and summarizing the transactions of the Facility.
- (vii) The maintenance of any other records required by the Lease.
- (viii) The maintenance of records relating to the budgeting, approval, purchase, payment and reimbursement for capital improvement items (whether paid from the Reserve, the Depreciation Reserve Fund, or from capital improvement term loan advances (all as defined and described in the Omnibus Agreement, collectively "Capital Expenditures"); the generation and distribution of monthly reports on activity, and the preparation of reimbursement requests.
- (ix) By the 25th day of the month following each calendar quarter and by the 25th day after each change in the Budget (as defined in Section 2(i) hereof), the delivery to Open Arms of a written report and analyses showing calculations with respect to Open Arms' compliance with each rate and liquidity covenant in the Lease for the period(s) in question.
- (x) No later than the 25th day following the end of each calendar quarter, Integra shall prepare and submit to Open Arms a proposed quarterly cash flow budget projecting cash receipts and disbursements for the fifteen (15) months that begin with that quarter, based on the proposed operating and capital budgets, together with recommendations as to the use of projected cash flow in excess of short-term operating requirements and/or as to the sources and amounts of additional cash flow that may be required

November 20, 2015**3:30 pm**

to meet operating requirements and capital requirements. Integra shall revise the cash flow budget quarterly and submit said revised cash flow budget to Open Arms in accordance with the schedule described above in this Section h(x).

(i) Attached hereto as Exhibit A is the Facility annual operating budget (the "Budget") for the calendar year 20___. For each subsequent calendar year, Integra shall prepare and submit to Open Arms, no later than sixty (60) days before the beginning of each subsequent calendar year (unless a written extension of no more than twenty (20) days is granted by Open Arms), a proposed Facility annual budget, in the same format as Exhibit A, covering the operation of the Facility as follows:

- (i) An annual operating budget setting forth an estimate of consolidated operating revenues and expenses of the Facility for the next calendar year, together with an explanation of anticipated changes in Facility utilization, reimbursement rates, staffing plan, scheduled training plan, non-wage costs, and all other factors differing significantly from the current year.
- (ii) A three-year cash flow budget projecting cash receipts and disbursements for the next twelve (12) calendar quarters based on proposed operating and capital budgets, together with recommendations as to the use of projected cash flow in excess of operating requirements and/or as to the sources and amounts of additional cash flow that may be required to meet operating requirements and capital requirements.
- (iii) An annual capital needs budget setting forth an estimate of anticipated capital expenditures anticipated to be needed for the Facility for the next calendar year, to be presented to the Landlord pursuant to the Lease.
- (iv) At any other time that Integra reasonably determines that a current budget is not feasible, Integra shall submit promptly a revised budget to Open Arms for approval, together with a written explanation of the basis for any modification from the budget previously approved by Open Arms. Open Arms shall not unreasonably withhold its approval of the budgets (including any revised budget) submitted by Integra. In the event Open Arms fails to approve a budget submitted by Integra for any subsequent year, the operating budget for such year will be the budget of the previous year plus a three percent (3%) escalation of the total amount thereof.

(j) Use its best efforts to operate the Facility in accordance with the provisions of the Budgets submitted to and approved in writing by Open Arms.

November 20, 2015**3:30 pm**

(k) Subject to the limitations of Section 16 hereof, act as Open Arms' agent and diligently and competently represent Open Arms in any matter involving operational issues, management issues, governmental issues, legislative issues and administrative issues, after promptly notifying Open Arms in writing of any such matter (other than notification of such matters that are reasonably deemed immaterial by Integra in scope and occur in the ordinary course of business, which notification shall not be required), said matters to include but not be limited to (i) any actions or determinations of or before any governmental agencies, including but not limited to those related to licensure of Open Arms or the Facility and TennCare/Medicaid rate adjustments; (ii) ad valorem tax liabilities or valuation determinations; (iii) EEOC issues or complaints or (iv) contracts necessary to perform day to day operational responsibilities.

(l) Operate the Facility in accordance with Open Arms' obligations under the Lease and other third-party contracts related to the operation of the Facility, and properly and punctually will perform all of Integra's obligations under this Agreement, unless otherwise directed by Open Arms, in a manner to cause Open Arms' compliance with its obligations under the Lease and said third-party contracts. Except as otherwise set forth herein, including but not limited to Section 5 hereof, Integra shall have no obligation to be financially responsible for funding any Costs of Operation (as that term is defined in Section 4(b)) or for funding the cost of any repairs, renewals or replacements, or make any payments under the terms of the Lease except from Open Arms' funds unless the need for any such payment, repair, renewal or replacement arises as a result of the negligence, malfeasance or breach of this Agreement by Integra. Nothing herein shall constitute a guarantee by Integra that the Facility, whether individually or collectively, will be able to meet the covenants or requirements set forth in the Lease or any other level of financial performance.

(m) Cause its representatives reasonably requested by Open Arms to attend quarterly meetings of the Board of Directors of Open Arms (and such other meetings of such Board as Open Arms may reasonably request) for the purpose of providing information and advice concerning the management of and issues related to the Facility. The direct out-of-pocket costs and expenses of attending any such meetings shall be deemed a part of the Costs of Operation.

(n) Arrange for architectural, engineering, and construction services in connection with any and all subsequent capital improvements to the Facility, and diligently oversee on behalf of Open Arms the construction of such capital improvements.

(o) Manage the Facility in a manner consistent with the maintenance of Open Arms' section 501(c)(3) status. In particular, but without limitation, Integra shall not evict any resident from the Facility for inability to pay any fees or charges without the prior written consent of Open Arms.

(p) Engage in all governmental and community relations activities which are reasonably appropriate for the successful reputation and operation of the Facility, and

maintain good communications with governmental and other organizations, in regard to the operation and management of the Facility.

(q) Subject to the limitations of Section 5 hereof and Open Arms' prior written approval, contract, at commercially reasonable terms and rates, in Open Arms' name and behalf, for the following:

- (i) Insurance, including commercial auto, general and professional liability, workers compensation, property, excess liability and fidelity;
- (ii) Employee benefits, including medical/hospital and life insurance for the Open Arms employees. Integra will coordinate audits necessary to verify the accuracy of submissions estimates and will provide the necessary policy maintenance services as required by the insurance carrier and the provisions of the insurance contracts.

(r) In conjunction with each insurance policy renewal or change in insurance coverage, provide Open Arms with a written understandable explanation of the new coverage's insurance benefits, claims procedures, and other pertinent information related to the new coverage, as well as the cost and experience history for the immediately preceding insurance coverage provided to Open Arms' employees.

(s) No later than the 30th day following the end of each month, provide Open Arms' Board of Directors with a written review of current operations, including information concerning periodic service reviews performed by Integra, and such other operational reporting reasonably sufficient for Open Arms' oversight responsibilities, including reporting of surveys, response to surveys, abuse reports and other special concerns.

Notwithstanding anything herein to the contrary, Open Arms shall have all the requisite power and authority to operate the Facility as shall be required by the State of Tennessee at the level of power and authority to be possessed by the licensed operator of a facility such as the Facility in the State of Tennessee.

Notwithstanding the foregoing, Integra may begin assisting with the transition of the Facility to the services to be provided pursuant to this Agreement up to fifteen (15) days in advance of the effective date of this Agreement.

3. **Open Arms' Rights and Obligations.** During the term of Integra's management of the Facility hereunder, the obligations of Open Arms with respect to the management of the Facility shall consist of the following:

- (a) In writing during the second quarter of each calendar year, and orally at each meeting of Open Arms' Board of Directors, to furnish to Integra a report on the goals and general policies of Open Arms and their implementation, as well as procedural guidance and direction for the operation of the Facility. Additionally, Open Arms shall

November 20, 2015**3:30 pm**

periodically appoint and replace, in the discretion of Open Arms, individuals to serve on any "joint operating committee" for the Facility or similar group to oversee and offer advice to Integra with respect to the day-to-day operations of the Facility.

(b) At any time and from time to time, to examine, observe, and inspect the Facility, and any and all records and reports applicable thereto and to the services and functions of Integra.

(c) To consider the approval of the Budgets and annual plans submitted by Integra for the operation of the Facility, which approval shall not be unreasonably withheld.

(d) With the recommendation and assistance of Integra, to establish operating policies, standards of operation, admission policies, standards of service and maintenance and resident rates and other charges for the Facility's residents. Further, Open Arms, as Lessee, agrees to use diligent good faith efforts to comply with all of its obligations set forth in the Lease, without limitation on Integra's contractual obligations to effect such compliance on Open Arms' behalf.

(e) To assist with the establishment of policies affecting the Facility or the operation thereof which are not inconsistent with the responsibilities assigned to Integra under the terms of this Agreement.

(f) To play an active role in promoting the good will and public image of the Facility, their residents and, to the extent appropriate, Integra.

(g) To cooperate with Integra in executing all forms and returns required pursuant to applicable taxing statutes, rules and regulations and applicable governmental reimbursement programs.

(h) To use diligent good faith efforts to maintain its status as a corporation which is exempt from federal income taxation pursuant to section 501(c)(3) of the Internal Revenue Code of 1986, as amended, (the "Code") and which is not a private foundation.

(i) To maintain its status as provider of record within the State of Tennessee, including but not limited to maintaining records and Board of Directors minutes addressing goals and services actually received under this Agreement, and the continuing need and effectiveness of such services.

Notwithstanding anything herein to the contrary, Open Arms shall have all the requisite power and authority to operate the Facility as shall be required by the State of Tennessee at the level of power and authority to be possessed by the licensed operator of a facility such as the Facility in the State of Tennessee.

4. Revenues, Costs of Operations and Management Fee.

(a) During the term of Integra's management of the Facility hereunder, all revenues payable to the Facility shall be deposited into and paid out of one or more bank accounts established by Integra on behalf of Open Arms at a financial institution selected by Integra and approved by Open Arms and Facility Mortgagee under the Lease, which approval shall not be unreasonably withheld, all in accordance with the provisions of any "Deposit Account Control Agreement" ("DACA") or similar agreement required pursuant to the Lease. Such revenues and other amounts shall be utilized for the payment of the following items on a monthly basis in the following order of priority: (i) the Costs of Operation; (ii) payments of rent; (iii) any outstanding cash advances made by Integra (pursuant to Section 5 below); (iv) any Management Fee (as defined in Section 4(c) below) for any prior periods; and (v) the Management Fee for the current period. Notwithstanding any modification or termination of the Lease, Open Arms shall make, or cause to be made, the payments specified above to Integra in an order of priority at least as favorable to Integra as that order required by the Lease prior to any modification or termination of the Lease subsequent to the date hereof. If the Revenues (as defined in the Lease) shall be insufficient to pay all of the amounts described in clauses (i) through (iv) of this paragraph, then such amounts shall be paid from and out of any other available funds in accordance with and subject to the limitations as set forth in the Lease.

(b) The Costs of Operation shall consist of (i) all costs and expenses properly incurred in the operation and management of the Facility and day services programs in accordance with the provisions of this Agreement, including matters referred to herein as Integra's responsibility, including but not limited to any salary, compensation, expense reimbursement or payments to, or benefits for, employees of Open Arms or Integra who work at the Facility (including Market Area Directors formerly employed by Open Arms and now employed by Integra) and the costs of repairs to, and maintenance of, the Facility (but not the cost of Capital Expenditures), (ii) all premiums or charges for insurance coverage as described herein with respect to the operations of the Facility or the employees described above, (iii) direct expenses and costs incurred in connection with the purchase of necessary supplies for the Facility, the furnishing of utilities to the Facility and other necessary services furnished by independent contractors for the Facility, (iv) any audit adjustments or payments required in connection with or as a consequence of any proceeding or appeal related to reports or the returns described in Sections 2(h)(iv) and or matters arising out of issues addressed in Section 2(k) hereof; (v) any ad valorem taxes payable with respect to the Facility and (vi) reasonable costs or expenses properly incurred by Integra on behalf of Open Arms, including costs incurred due to any change in the rules and regulations of any governmental authority with jurisdiction over the Facility which costs are required to be incurred to maintain the licenses, certifications, provider agreements and applicable accreditations for the Facility (the "Costs of Operation"). Prior written approval by Open Arms is required for each reimbursement. If it is reasonably deemed necessary by Integra for Integra to provide or arrange for direct care, supervisory support or consulting services on a temporary basis to the Facility, unless otherwise provided for herein, the reasonable expenses for providing these services will be charged to Open Arms and included in the Cost of Operations.

November 20, 2015**3:30 pm**

Such expenses will include items such as employee or subcontractor wages, federal and state income taxes, benefits, travel and other direct charges, all of which shall be reasonable. If the temporarily assigned employee undertakes a work assignment for Open Arms that encompasses the period after a holiday and works at the Facility the day prior to the holiday but not on the holiday, the compensation paid to the employee for that holiday will be charged to the Facility. Vacation expenses for the temporarily assigned employee will be included as a part of the benefit cost on a prorated basis.

- (c) (i) The Management Fee shall be paid to Integra in accordance with the terms of this Section 4(c) (the "Management Fee").
- (ii) Subject to adjustment as provided in this paragraph, the Management Fee payable to Integra shall be \$60,360 per year. The Management Fee shall be increased annually during the term hereof by a percentage proportionate to any adjustment for inflation or cost of living applied by the Tennessee TennCare/Medicaid program (or successor program) with respect to costs utilized for purposes of determining applicable TennCare/Medicaid rates for such year, to be effective at the time of the adjustment in the TennCare/Medicaid rates received by Open Arms. In the event the Facility, or any replacement facility, shall no longer be operated under this Agreement, the Management Fee payable under this Agreement shall no longer accrue, commencing with the date following the cessation of such operation. Notwithstanding anything to the contrary contained herein, if an event of default has occurred pursuant to the Lease due to a the failure of Integra to comply with the requirements of this Agreement, and such Lease default has not been cured within sixty (60) days after the occurrence thereof, the Management Fee shall continue to accrue but payment thereof shall be suspended until such Lease default has been cured.
- (iii) The Management Fee shall accrue beginning with the date of this Agreement, and each month's fee as accrued shall be (a) submitted for payment by Open Arms to the agent under any "Deposit Account Control Agreement" (or similar agreement) established pursuant to the Lease within ten (10) days after Open Arms' receipt of Integra's invoice therefor; and (b) paid in accordance with the terms of such Deposit Account Control Agreement or similar agreement.

(d) To the extent amounts available for such purpose under the "Deposit Account Control Agreement" (or similar agreement) established pursuant to the Lease in any month are not sufficient to pay the Management Fee or other amounts owed to Integra ("Other Amounts"), after giving effect for the last sentence of Section 4(a) hereof, any unpaid Management Fee and Other Amounts shall accumulate interest at a simple interest rate equal to one percent (1%) per annum commencing as of the payment due

November 20, 2015**3:30 pm**

date(s) of the Management Fee and Other Amounts, and such past due Management Fee and Other Amounts plus accumulated interest thereon shall be paid promptly when revenues are sufficient to do so or other funds become available to Open Arms with which to make such payments. Such rate payable as determined in the preceding sentence shall be hereinafter referred to as the "Advance Rate."

(e) This Agreement is subject to that certain Subordination Of Management Agreements of even date herewith by and among Open Arms, Integra and Landlord (the "Subordination"), pursuant to which all Management Fees have been subordinated to the Lease and all payments of rent due thereunder, and all other amounts from time to time payable by Open Arms to Landlord, except as otherwise allowed pursuant to the Subordination.

5. **Capital Improvements and Working Capital.** To the extent not prohibited by law or the Lease, Open Arms shall have the obligation of advancing funds for all capital expenditures required by the rules and regulations of any governmental authority, and required to maintain the licenses, certifications, provider agreements and applicable accreditations for the Facility. Subject to Open Arms' prior written consent, which shall not be unreasonably withheld, and subject to Integra's compliance with its contractual obligations to Open Arms hereunder and otherwise, Open Arms shall be obligated to advance funds, or require the Landlord to advance funds, for such capital expenditures required for the efficient operation of the Facility and to maintain the Facility in good condition, commensurate with the standards and quality of other similar facilities.

Integra is hereby authorized to incur expenses and liabilities in the ordinary course of rendering the services described herein in accordance with the Budget and to purchase individual capital assets necessary for each Facility but which are not set forth in the Budget which do not have an individual cost in excess of Five Thousand Dollars (\$5,000) and a calendar year aggregate cost in excess of Fifty Thousand Dollars (\$50,000), subject to the total amount approved in the annual expense budget for Cost of Operations. The determination of whether an expenditure constitutes a Capital Expenditure shall be made pursuant to Section 2(iii) and in accordance with generally accepted accounting principles.

Subject to Integra's compliance with its contractual obligations to Open Arms hereunder and otherwise, Open Arms shall be obligated to provide all capital required to pay timely all Costs of Operation, the Management Fee, Capital Expenditures, and all obligations of Open Arms hereunder. Integra shall not be obligated to provide any working capital for the operation of the Facility, except that Integra shall be required to furnish working capital required to perform its obligations hereunder that are not to be underwritten by Open Arms.

6. **Term.** This Agreement shall commence at 12:01 a.m. on _____, 2016 *[insert date of completion]* (the "Commencement Date") and unless earlier terminated in accordance with Section 7 hereof, shall expire on _____, 2023 *[insert date which is 7 years from date of completion]* (the "Original Term"); provided, however, that this Agreement shall automatically renew for one (1) successive additional seven (7) year period unless notice is given in writing by either party to the other at least one hundred eighty (180) days prior to the expiration of the Original Term (the "Initial Extension Term"). Additionally, this Agreement shall automatically

November 20, 2015**3:30 pm**

renew for successive one (1) year periods after the end of the Initial Extension Term, unless notice is given in writing by either party to the other at least one hundred eighty (180) days prior to the expiration of the Initial Extension Term or any successive one (1) year period pursuant to the automatic renewal provisions or any agreed extensions. Except as otherwise set forth herein, the term of this Agreement shall not end on less than one hundred eighty (180) days prior notice to allow Open Arms or a successor manager of the Facility ample time to transition operations and continue care and services so as not to harm the residents of the Facility.

7. Default, Right to Cure and Termination.

(a) Each of the following shall be deemed to be an "Event of Default" hereunder:

- (i) If Integra fails to maintain and operate the Facility according to the standards established or imposed hereunder or by any applicable laws or regulations or governmental agencies having jurisdiction or authority over the Facility, other than solely by reason of the failure of Open Arms (unless the failure of Open Arms is due to any acts or omissions of Integra) to comply with its obligations thereunder or hereunder.
- (ii) If the certificates and authorizations for the Facility to participate under the TennCare/Medicaid program (or successor program) are suspended, canceled or revoked because either party has failed to perform its obligations hereunder and such party is not, in good faith, diligently pursuing the reinstatement of such certificates and authorizations as set forth in paragraph (b) of this Section 7.
- (iii) If either party is or becomes insolvent or makes an assignment for the benefit of creditors or commits an act of bankruptcy or files a voluntary petition under the provisions of the United States Bankruptcy Code, including without limitation, a petition for reorganization or arrangement or consents to an involuntary petition or is adjudicated a bankrupt.
- (iv) If either party violates, or is in breach of, any material term or condition of this Agreement. For purposes of this paragraph (iv), without limitation, (y) the failure of either Integra or Open Arms to operate the Facility in accordance with the provisions of the Budgets submitted to and approved by Open Arms or (z) the non-payment of any Management Fee or Other Amounts (as defined in Section 4(d) for a period of sixty (60) days, shall be considered a breach of a material term of this Agreement

(b) Upon the occurrence of an Event of Default, the party not responsible for the Event of Default (the "Non-Defaulting Party") may declare this Agreement terminated; provided, however, that with respect to subsections 7(a)(i) - 7(a)(iv), this

November 20, 2015**3:30 pm**

Agreement may be terminated by the Non-Defaulting Party only in the event the other party (the "Defaulting Party") fails to cure the Event of Default within thirty (30) days after written notice from the Non-Defaulting Party, which notice shall specify in sufficient detail all material information known by the Non-Defaulting Party concerning the specific circumstances of the Event of Default so as to give the Defaulting Party adequate notice and the opportunity to cure same; provided further the Non-Defaulting Party shall not have the right to terminate this Agreement if at the end of such thirty (30) day period, cure of the Event of Default is reasonably foreseeable, the Defaulting Party has taken reasonable steps to cure the Event of Default within said period, and the Defaulting Party proceeds diligently thereafter to cure the Event of Default. Notwithstanding anything to the contrary contained herein, upon an event of default under the Lease, which default continues after the giving of any required notices and the expiration of any cure periods provided for in the Lease and which has not been waived or cured as provided in the Lease, Open Arms shall have the right to terminate this Agreement upon written notice given to Integra.

- (c) (i) Upon termination of this Agreement for any reason other than (A) by reason of Integra being responsible for an Event of Default, or (B) Integra's election not to extend this Agreement at the end of the original term or any renewal term, any outstanding accrued Management Fee, Other Amounts, and advances by Integra to Open Arms pursuant to Section 5 hereof (collectively, "Open Arms Obligations") shall become immediately due and payable.
- (ii) Subject to the terms and conditions of the Lease, upon termination of this Agreement by reason of Integra's election not to extend this Agreement at the end of the original term or any renewal term, any Open Arms Obligations shall be payable by Open Arms to Integra in twelve (12) equal monthly installments, commencing thirty (30) days after the effective date of such termination, together with simple interest accruing from such effective date at the Advance Rate, payable monthly in arrears.
- (iii) Notwithstanding any other provision to the contrary contained in this Section 7(c), any payments to Integra upon termination of this Agreement for any reason shall be made only in accordance with and as limited by the restrictions set forth in the Lease.

8. **Insurance.** On behalf of, and at the expense of Open Arms, Integra shall use its best efforts to procure and maintain in full force and effect on a cost-effective basis all insurance coverage required by the Lease, or by any lender to the Landlord, or by any governmental authority with jurisdiction over the Facility, to the extent such insurance coverage requirements are stricter than any specific insurance requirements contained herein. Integra shall provide Open Arms with written evidence of such coverage at the time of inception of coverage, on an annual basis thereafter, and at any other time as requested by Open Arms, which insurance may be provided on a multi-facility basis with other facilities operated by Open Arms.

November 20, 2015**3:30 pm**

All such insurance to the extent appropriate will name Integra, Open Arms, and to the extent required by the Lease, the Landlord and any lender to the Landlord, as co-insured parties or additional insured parties. The premiums for all insurance coverage which directly insures the risks of the Facility shall be paid by Open Arms as part of the Costs of Operation. Open Arms and Integra hereby each waive any right of recovery against the other party for any claims that may be brought for any loss which is covered by fire and extended coverage insurance upon or relating to the Facility and the furnishings and equipment thereon to the extent such claims are paid by said coverage. This waiver of subrogation shall be valid and binding only in the event it is recognized and accepted by the fire and hazard insurance companies under policies obtained hereunder.

(a) Integra shall use its best efforts to (i) secure certificates of insurance for Open Arms, (ii) maintain the original of such policies at the office of Integra, (iii) deliver duplicate copies of the policies to Open Arms and the Landlord, and (iv) procure endorsements thereto prohibiting any termination or cancellation thereof until the expiration of thirty (30) days' after written notice of cancellation to all named insureds.

(b) In addition, Integra shall procure and maintain in full force and effect during the term hereof, to cover acts and omissions during the term of its services hereunder (i) \$1,000,000 each occurrence/\$1,000,000 aggregate general and professional liability insurance coverage, (ii) \$1,000,000 each occurrence/\$1,000,000 aggregate bodily injury and property damage insurance, as supplemented by general liability coverage under a \$5,000,000 umbrella policy and (iii) workers' compensation insurance coverage with limits not less than those limits carried by Open Arms respect to the Facility during the one year period prior to the date hereof, in order to insure itself against normal business risks inherent in its operation and management of the Facility and shall, to the extent possible without increases in premiums unless said increases are paid by Open Arms after Integra gives reasonable notice to Open Arms thereof, cause Open Arms to be named as an additional insured thereunder, to the extent its interests appear, on the policies evidencing such insurance. As reasonably requested by Open Arms from time to time, Integra shall provide Open Arms with written evidence that such insurance coverage remains in full force and effect.

(c) In addition, Integra shall procure and maintain in full force and effect fidelity insurance coverage on a loss discovered basis (including crime, employee dishonesty, including third party coverage) to insure against damages resulting from such acts or omissions by Integra or any of its contractors or agents which take place during the term of this Agreement. All such insurance coverage shall have a limit of not less than \$1,000,000, with a deductible of not more than \$10,000, shall name Open Arms as an additional named insured, and shall contractually require the carrier to inform Open Arms immediately in the event of any pending lapse in coverage for any reason. Simultaneously with the execution of this Agreement, Integra shall furnish Open Arms with a Certificate from said carrier evidencing the effectiveness of such insurance coverage.

9. **Use of Premises.** Integra shall not, without the prior written consent of Open Arms, at any time use the Facility or any portion thereof, or permit the Facility or any portion

November 20, 2015

3:30 pm

thereof to be used for purposes other than an ICF/IID facility in compliance with all applicable rules and regulations of the United States and the State of Tennessee.

10. **Right to Inspect.** At any time during regular business hours, and at any time outside regular business hours if prior telephonic notice during regular business hours is given to the designated official of Integra having on-site management responsibility for the Facility, Open Arms or its representatives shall have the right to inspect the financial and other records in the actual or constructive control of Integra (and to make copies of documents as appropriate and at their expense) related to the Facility, including but not limited to books, records, data files and reports (electronic or otherwise) prepared by Integra or any other person or entity by or on behalf of Integra and maintained by Integra or such other person or entity at or in connection with the Facility with respect to in the performance of its services hereunder and the condition of the Facility.

11. **Books and Records.** All books, records, data files and reports prepared by Integra for or in connection with the management of the Facility and maintained by Integra at the Facility or at any location other than the Facility shall be available for inspection and copying by Open Arms or its representatives or the Landlord at their own expense and during normal business hours with prior written notice to Integra. It is agreed and understood that computer software and the users manuals for such software developed or acquired by Integra or used by Integra employees in connection with the management of the Facility shall not be considered "books, records, data files and reports" as those terms are used in this Section 11, provided that printouts of data generated by use of such software shall be considered such "books, records, data files and reports". Furthermore, it is agreed by the parties hereto that any computer software and the user manuals for such software developed by Open Arms employees shall remain the property of Open Arms.

12. **Cooperation at Termination.** Upon the expiration or earlier termination of term of Integra's management of the Facility hereunder, each of the parties hereto shall cooperate fully with the other in effecting an orderly transition to avoid any interruption in the rendering of the above-described services and, in that connection, Integra shall promptly surrender to Open Arms all keys, contracts, books, records, data files and reports (as such terms are defined in Section 11 hereof) maintained by Integra in connection with the management of the Facility. Furthermore, the parties hereby agree that any information received by a party or its attorneys, accountants or agents about the other party in the performance of such party's obligations hereunder, which concerns the financial or other affairs of such party, will be treated in full confidence and will not be revealed to any other persons, firms or organization.

13. **Covenant Not to Employ Personnel.** The parties acknowledge that Integra, in the performance of its obligations hereunder, utilizes certain of its employees. Open Arms recognizes that Integra has incurred and will incur considerable time and expense in developing Integra employees. For this reason, Open Arms covenants with Integra that Open Arms shall not, at any time during the term of this Agreement and for a period of one (1) year following the termination of this Agreement, directly or indirectly solicit the employment of any person who is at that time an Integra employee or encourage any successor to Integra's duties hereunder to solicit the employment of any such person who is at that time an Integra employee for services to be rendered at or in connection with the Facility or at any other facility offering services to

November 20, 2015**3:30 pm**

persons with developmental disabilities owned or operated by Open Arms unless this covenant has been waived in writing by Integra. It is understood and agreed, however, that this covenant shall not apply to persons who were employees of Open Arms as of September 30, 2014 and were subsequently employed by Integra.

Recognizing that Integra would not have an adequate remedy at law in the event of any breach of this covenant, Open Arms agrees that the covenants set forth herein may be enforced by Integra by an appropriate restraining order or other injunctive relief.

Furthermore, Integra recognizes that Open Arms has incurred and will incur considerable time and expense in developing Open Arms employees. For this reason, Integra covenants with Open Arms that Integra shall not, at any time during the term of this Agreement and for a period of one (1) year following the termination of this Agreement, directly or indirectly solicit the employment of any person who is at that time an employee of Open Arms, except with the prior written consent of Open Arms, not to be unreasonably withheld. In furtherance of the foregoing, it is anticipated that employees working in certain positions within Open Arms may from time-to-time have limited opportunities for advancement within Open Arms, and as such employees reach the limits of advancement opportunities at Open Arms, it may be reasonable for Integra to request the consent of Open Arms for the employment by Integra by such an individual who is advancing in his/her career path and has reached the limits of advancement within Open Arms.

Recognizing that Open Arms would not have an adequate remedy at law in the event of any breach of this covenant, Integra agrees that the covenant set forth herein may be enforced by Open Arms by an appropriate restraining order or other injunctive relief.

14. **Indemnification.** Any Defaulting Party shall release and indemnify and hold the Non-Defaulting Party and the Non-Defaulting Party's shareholders, directors, officers and employees and agents harmless from and against any and all liabilities, losses, damages, claims, costs and expenses (including reasonable attorneys' fees) incurred and arising out of or resulting from an Event of Default by the Defaulting Party and Integra shall release and indemnify and hold Open Arms and its shareholders, directors, officers, employees and agents harmless from and against any and all liabilities, losses, damages, claims, costs and expenses (including reasonable attorneys' fees) incurred and arising out of or resulting from actions taken by Integra outside the scope of the authority specifically granted to Integra herein. Furthermore, Open Arms shall indemnify Integra with regard to any and all liabilities, losses, damages, claims, costs and expenses (including reasonable attorneys' fees) with regard to any action, suit or proceeding brought by a person or entity that managed the Facility prior to the date hereof; provided, however, that such indemnification by Open Arms shall extend only to such amounts as may be reimbursable costs under the TennCare/Medicaid system.

15. **Litigation or Proceedings on Behalf of Open Arms.** If any claim or cause of action of Open Arms arises during the term of this Agreement, or if any third party claim, action, or other legal or administrative proceeding arising from or related to the management of the Facility is filed against Open Arms, upon receiving notice of any such claim, cause of action or proceeding, the party receiving such notice shall promptly give notice thereof to the other party, and Integra shall have the option, exercisable in its reasonable discretion, by giving written notice thereof to Open Arms, to institute or defend such claim, action or other legal or

November 20, 2015**3:30 pm**

administrative proceeding in Integra's name or Open Arms' name, as their respective interests may appear to be claimed, provided that Integra uses good faith best efforts to proceed in such action in a manner that is in Open Arms' best interests. The reasonable costs and expenses of prosecuting and defending any such claim, action, or legal or administrative proceeding shall be reimbursed to Integra by Open Arms as Costs of Operation, except as they relate to Events of Default by Integra or the independent acts of Integra taken outside the scope of the performance of its duties hereunder or the negligence, willful misconduct or breach by Integra of its obligations hereunder, which costs and expenses shall be borne exclusively by Integra notwithstanding any other provision to the contrary herein contained. Open Arms agrees to provide reasonable assistance to Integra in the prosecution and defense of any such action upon request by Integra and upon Integra's agreement to pay all of Open Arms' expenses related thereto, except for expenses for which Open Arms is otherwise obligated hereunder. Open Arms further agrees that Integra shall have the right to recommend legal counsel for Open Arms' approval to represent the interests of Open Arms in any such claim, action or legal or administrative proceeding. Integra shall provide Open Arms with timely and periodic written reports regarding the progress of each such claim, action or proceeding. If Integra decides, in its reasonable discretion, not to institute or defend such claim, action or other legal or administrative proceeding, Integra shall notify Open Arms in writing promptly of its decision, providing Open Arms, sufficient time to take appropriate action, and in such event, Open Arms shall be fully responsible for the prosecution or defense of each such claim, action, and legal and administrative proceeding, including then prospective costs and attorneys' fees, except when the claim, action or proceeding relates to Events of Default by Integra, or the independent acts of Integra taken outside the scope of the performance of its duties hereunder, or the negligence, willful misconduct or breach by Integra of its obligations hereunder, except that Integra agrees to provide reasonable assistance to Open Arms with respect to such matters upon request by Open Arms.

16. Compliance with Public Law 96-499.

(a) Pursuant to regulations promulgated by the Federal Health Care Financing Administration, an agency of the Department of Health and Human Services, implementing Section 952 of the Omnibus Reconciliation Act of 1980 (P.L. 96-499) or any subsequent legislation conditioning reimbursement on the cost of services performed, insofar as this Agreement covers services valued at or costing \$10,000 or more over a twelve (12) month period, the parties agree to provide the Secretary of Health and Human Resources, upon written request, or the Comptroller General, or their duly authorized representatives, access to this Agreement and the parties' books, documents and records necessary to verify the nature and extent of the cost of the services provided by the parties. Such access shall be provided until the expiration of four (4) years after the services are furnished under this Agreement.

(b) If Integra carries out any duties of this Agreement through a subcontract with an aggregate value or cost of \$10,000 or more over a twelve month period with an Affiliate, Integra shall require in writing that the Affiliate shall make available, upon written request, to the Secretary of Health and Human Resources, or the Comptroller General, or their duly authorized representatives, the said subcontract and the books, documents and records of the Affiliate that are necessary to verify the nature and extent

November 20, 2015**3:30 pm**

of the costs of the services provided under the said subcontract. The subcontract shall require that such access shall be provided until the expiration of four (4) years after the services are furnished under the contract.

17. **Amendment or Termination as a Result of Governmental Regulation.** The parties acknowledge and agree that this Agreement is intended to comply with all state and federal laws and regulations regarding Medicare and Medicaid fraud and abuse, Open Arms' status as a recipient of governmental or private funds for the provision of health care services, or Open Arms' status as an organization described in Section 501(c)(3) of the Code. Open Arms shall have the right to terminate or amend this Agreement, if on the advice of its counsel it determines, in its reasonable judgment, that the terms of this Agreement more likely than not would be interpreted to violate any laws or regulations applicable to it, which, if violated, would jeopardize Open Arms' status as a recipient of governmental or private funds for the provision of health care services, or Open Arms' status as an organization described in Section 501(c)(3) of the Code. Notwithstanding such right to terminate, Open Arms shall first use reasonable efforts to amend this Agreement only to the extent necessary to conform the potentially violative terms to the applicable law or regulation, and will only terminate this Agreement pursuant to this Section if it determines, in its reasonable judgment, that an amendment cannot be obtained or will not result in compliance.

18. **Parties Bound.** The provisions of this Agreement shall be binding upon the parties hereto and their respective successors and assigns. Except as specifically provided herein, neither party may assign its rights or delegate its duties under this Agreement without the prior written consent of the other party. No assignment of rights or delegation of duties shall relieve either party, as the case may be, of its obligations hereunder. Notwithstanding the foregoing, however, in respect to transfers after an event of default under the Lease, any person claiming through the deed of trust trustee or a transferee under a deed in lieu of foreclosure (the foregoing collectively referred to as the "Transferee"), the Transferee shall, at its option and without further action by Open Arms, succeed to Open Arms' rights hereunder, with or without the assumption of the obligations of Open Arms hereunder, which assumption shall be at the sole discretion of such Transferee, but in no event shall any of the foregoing be deemed a release of any of the obligations of Open Arms hereunder.

19. **Severability.** In the event any provision hereof shall be modified or held ineffective by any court in any respect, such adjudication shall not invalidate or render ineffective the balance of the provisions of this Agreement.

20. **Entire Agreement; Modification; Waiver.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and completely supersedes any prior oral or written agreements between the parties. Any other agreements with respect to the subject matter hereof between the parties, whether written or oral, are merged herein. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by the parties hereto. No waiver of any of the provisions of this Agreement will be deemed, or will constitute a waiver of any other provision, whether or not similar, nor will any waiver constitute a continuing waiver. No waiver will be binding unless executed in writing by the party making the waiver.

November 20, 2015**3:30 pm**

21. **Notices.** All notices, requests, demands and other communications required or permitted to be given or made under this Agreement shall be in writing and shall be deemed to have been given (i) on the date of delivery by courier or personally, (ii) three (3) business days after deposit in the United States mail, postage prepaid by registered or certified mail, return-receipt requested to the appropriate party at the following addresses.(or at such other address as shall hereafter be designated by any party to the other party by notice given in accordance with this Section):

To Open Arms:

Open Arms Care Corporation
6 Cadillac Drive, Suite 350
Brentwood, TN 37027

With a copy to:

Thomas V. Chorey, Jr.
Barnes & Thornburg LLP
3475 Piedmont Rd., NE, Suite 1700
Atlanta, GA 30305-3327
Fax: 800-753-5139
Phone: 404-846-1693
Email: tchorey@btlaw.com

To Integra:

Integra Resources, LLC
144 Second Avenue, North, Suite 300
Nashville, TN 37201

With a copy to:

Bradley Arant Boult Cummings, LLP
1600 Division Street, Suite 700
Nashville, TN 37203
Attention: Michael D. Brent, Esq.
Fax: 615-252-6361
Phone: 615-252-2361
Email: mbrent@babco.com

22. **Execution in Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

23. **Further Assurances.** The parties each hereby agree to execute and deliver all of the agreements, documents, and instruments required to be executed and delivered by them in

November 20, 2015

3:30 pm

this Agreement and to execute and deliver such additional instruments and documents and to take such additional actions as may reasonably be required from time-to-time in order to effectuate the transaction contemplated by this Agreement.

24. **Exhibits.** Any Exhibits attached hereto constitute a part of this Agreement and are incorporated herein by reference in their entirety as if fully set forth in this Agreement at the point where mentioned herein.

25. **Tense, Captions.** In construing this Agreement, whenever appropriate, the singular tense shall also be deemed to mean the plural, and vice-versa, and the captions contained in this Agreement shall be ignored.

26. **Party Rights No Third.** Except as otherwise expressly provided herein or in the Lease, the provisions of this Agreement shall not entitle any person not a signatory hereto to any rights or reliance hereunder or in respect hereof, as a third party beneficiary or otherwise, it being the specific intention of the parties herein to preclude any and all such persons non-signatory hereto from such rights.

27. **Survival.** Any rights or obligations accrued under this Agreement at the expiration or termination of this Agreement shall survive such termination.

28. **Replacement Facility.** In the event a new replacement facility should be substituted for the Facility, whether on the same site or at a different location within the market area, all rights or obligations of the parties, including the remaining term, pursuant to this Agreement shall apply with respect to the new replacement Facility.

29. **Public Statements.** Unless otherwise required by law or court order, prior to the Commencement Date, neither Open Arms or Integra shall, without the prior written consent of the other party hereto, make any press release or other public announcement concerning the transactions contemplated by this Agreement. Provided, however, that Integra and Open Arms may announce the execution of this Agreement to their respective employees.

30. **Arbitration.** The parties hereto agree and stipulate that all claims, disputes and other matters in question or at issue between them arising out of or relating to this Agreement or the breach thereof, including, without limitation, any dispute or question concerning the scope of this arbitration clause, will be decided by arbitration in Nashville, Tennessee, in accordance with the Commercial Arbitration Rules of the American Arbitration Association, subject to the limitations of this Section 30. This covenant to arbitrate will be specifically enforceable under the prevailing law of any court having jurisdiction. The parties hereto agree that one arbitrator shall arbitrate all disputes. Notice of a demand for arbitration shall be filed in writing by either party hereto with the other party hereto and with the American Arbitration Association. The demand for arbitration shall be made no later than the date when institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. The award rendered by the arbitrator will be final, judgment may be entered upon it in any court having jurisdiction thereof, and the award will not be subject to vacation, modification or appeal, except to the extent permitted by Sections 10 and 11 of the Federal Arbitration Act, the terms of which Sections the parties hereto agree shall apply. Each of

November 20, 2015**3:30 pm**

the parties hereto submits to the jurisdiction of the state courts of Davidson County, Tennessee for purposes of the entry of any judgment arising out of the award of the arbitrator. All costs and expenses of each of the parties hereto with respect to the arbitration (including reasonable attorneys' fees) and the expenses of the arbitrators shall be paid by the party hereto against whom a determination by the arbitrator is made or, in the absence of a determination against one party hereto, as such arbitrator directs.

31. Overriding Provisions.

(a) Notwithstanding the execution date hereof, it is agreed and understood by the parties hereto that this Agreement shall be considered the agreement pursuant to which the "Manager," as such term is defined under the Lease, manages the Facility.

(b) Notwithstanding anything to the contrary contained herein, it is the intent of the parties hereto that this Agreement in all respects shall conform to the terms and conditions of the Lease. Accordingly, to the extent that any term or condition contained herein or hereunder shall conflict with any such terms or conditions contained in the Lease, then the provisions of the Lease shall control in all respects, and the terms of this Agreement shall be automatically deemed amended in an agreeable manner in order to bring this Agreement into compliance with the Lease.

(c) Notwithstanding anything to the contrary herein contained, it is understood and agreed that in the event of the default by either party hereto pursuant to the terms of any other ICF/IID Facilities Management Agreement, or the terms of the Global Management Agreement of even date herewith, the result of which default entitles the non-defaulting party thereunder to terminate such agreement, by giving notice thereof to the defaulting party, said non-defaulting party shall have an identical right to terminate this Agreement, just as if there had been an Event of Default hereunder by said defaulting party for which there was no cure within any applicable cure period.

(d) Further notwithstanding anything to the contrary herein contained, it is understood and agreed that in the event of a conflict between the provisions of this Agreement and the provisions of that certain Global Agreement to Provide Management Services, as amended, between the parties hereto executed simultaneously with the execution hereof (the "Global Agreement," by reference made an integral part hereof), the provisions of this Agreement shall govern and control over the provisions of the Global Agreement.

November 20, 2015

3:30 pm

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year set forth below, effective as of the Commencement Date first above written.

OPEN ARMS CARE CORPORATION

By: _____

Name: Robert J. Taylor, IV

Title: President

INTEGRA RESOURCES, LLC

By: _____

Name: George Stevens

Title: President

EXHIBIT A
FACILITY ANNUAL BUDGET

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Replacement Attachment A.5.2

INTEGRA PRINCIPALS

George Stevens

George Stevens is Integra's Chief Executive Officer, overseeing the management of the company. George has more than thirty years' experience in medical delivery system development and mergers and acquisitions of health care and related businesses.

Joseph Torrence

Joe Torrence assists with the financial structuring of matters for Integra's clients. Joe has more than forty years of experience in the affordable housing field, beginning with a role in the Tennessee Housing Development Agency, which he followed up with an investment banking role related to affordable housing. Joe also has significant experience owning and operating affordable housing.

Richard Brown

Dick Brown oversees development and strategic planning for Integra. Former general counsel to the Tennessee Department of Mental Health and Retardation (now known as DIDD), Dick also has extensive experience in capital facilities financing and is also a former investment banker. Dick founded Oak Hill Advisors, a Nashville-based financial advisory firm providing services for capital market transactions, public / private partnerships and strategic development initiatives for clients in the government, health care, housing and real estate sectors and non-profit organizations.

Jeff Mastroleo

Jeff Mastroleo oversees financial planning and structuring for Integra and its clients. Managing Director of Healthcare Banking at Hancock Bank, Jeff has a record of profitability and prudent growth. He has been successful in establishing deep internal/external relationships; developing and managing to appropriate financial metrics; and, passionately pursuing excellence. Expertise includes commercial healthcare, municipal finance, and treasury/cash management. Previously he served as Senior Vice President of Healthcare for Community Bank, and before that was Senior Vice President, Healthcare Banking Group, of First Tennessee Bank.

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Phase 2 Documentation:
Deed, Purchase Agreement and Option to Lease

November 20, 2015

3:30 pm

This Instrument Prepared By
LAUGHLIN, NUNNALLY, HOOD & CRUM, P.C.
100 South Main Street
Greeneville, TN 37743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other valuable considerations, the receipt of all of which is hereby acknowledged, WE, CHARLES R. POE and CHARLES J. POE, hereinafter referred to as the GRANTORS, have this day bargained and sold, and does hereby transfer and convey unto BILLY W. CUTSHAW and JOHN R. WALKER, hereinafter referred to as the GRANTEES, their heirs and assigns, the following described real estate:

SITUATE in the 10th Civil District of Greene County, Tennessee, and being a 2.74 acre tract as shown on a plat titled "Survey of the Charles Poe Property" which appears of record in Plat Cabinet J, Slide 441, in the Register's Office for Greene County, Tennessee, to which further reference is hereby made and incorporated herein.

BEING a portion of the same property conveyed to Charles R. Poe and Charles J. Poe, by deed of Charles Poe, et al., dated May 5, 1993, and which is of record in Deed Book 449, page 723, in the Register's Office for Greene County, Tennessee.

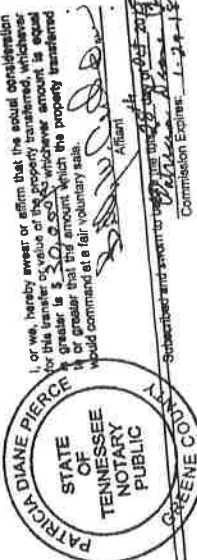
TO HAVE AND TO HOLD with the hereditaments and appurtenances thereto appertaining to the said GRANTEES, their heirs and assigns, in fee simple, forever.

We covenant that we are lawfully seized and possessed of the above-described real estate, that we have a good and lawful right to sell and convey the same, and that, except as provided above, said real estate is free from all encumbrances, except for 2015 property taxes, which shall be prorated at the closing.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the above property to the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever.

RECEIVED OF PAID TO + ETAL
CHECK ☒ CASH PATRON
MAIL FILE ☒

Map 901 GP Parcel 58.04 P16
PROPERTY ASSESSOR GREENE COUNTY
The 20 day of Nov. 2015



THE PERSON RESPONSIBLE
FOR PAYMENT OF TAXES IS
PROPERTY OWNER W. CUTSHAW
Name W. CUTSHAW
Address 2000 S. 10th St. Apt 101
City Greeneville State TN Zip 37743

November 20, 2015

3:30 pm

IN WITNESS WHEREOF we have signed this instrument on this the 26th day of October, 2015.

Charles R Poe
CHARLES R. POE

Charles J. Poe
CHARLES J. POE

STATE OF TENNESSEE
COUNTY OF GREENE

On this the 26th day of October, 2015, before me personally appeared CHARLES R. POE, to me known to be the person (or proved to be such person on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged the execution thereof as his free act and deed for the purposes therein contained.

Patricia Diane Pierce
Notary Public

My Commission Expires: 1-29-18

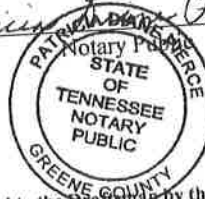


STATE OF TENNESSEE
COUNTY OF GREENE

On this the 26th day of October, 2015, before me personally appeared CHARLES J. POE, to me known to be the person (or proved to be such person on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged the execution thereof as his free act and deed for the purposes therein contained.

Patricia Diane Pierce
Notary Public

My Commission Expires: 1-29-18



The Legal Description of the Real Estate Has Been Furnished to the Draftsman by the Grantor(s) or a Third Party or Has Been Obtained from the Public Records. The Draftsman Assumes No Liability as to the Accuracy or Content Thereof. Unless a Separate Title Opinion Has Been Furnished to the Grantee(s), the Draftsman Assumes No Liability as to the State of Title of this Real Estate and Then Only to the Extent as Set Forth in the Title Opinion. Failure to Promptly Record this Deed in the Appropriate Register of Deeds' Office Could Jeopardize the Grantee(s)' Right in and to this Real Estate.

L-Real Estate/CLASS R15/Poe, Charles R. & Poe, Charles J. R15WD - 2.74 Acres

BK/PG: 562A/1257-1258
15008369

2 PGS AL-DEED	
APRIL BATCH: 141053	
10/28/2015 - 04:06:56 PM	
VALUE	30000.00
MORTGAGE TAX	0.00
TRANSFER TAX	111.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	124.00

STATE OF TENNESSEE, GREENE COUNTY
JOY RADER NUNNALLY
REGISTER OF DEEDS

CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose his or her agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this transaction:

The real estate transaction involving the property located at:
2.74 Acres, Map 99, Parcel 50.04

E. Church St., Greeneville, TN

PROPERTY ADDRESS

SELLER NAME:

LICENSEE NAME:

In this consumer's current or prospective transaction is serving as:

- ☐ Transaction Broker or Facilitator. (not an agent for either party).
- ☐ Seller is Unrepresented.
- ☐ Agent for the Seller.
- ☐ Designated Agent for the Seller.
- ☐ Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.

BUYER NAME: Facilities Development Group
LICENSEE NAME: Ted Hensley

In this consumer's current or prospective transaction is serving as:

- ☐ Transaction Broker or Facilitator. (not an agent for either party).
- ☐ Buyer is Unrepresented.
- ☐ Agent for the Buyer.
- ☒ Designated Agent for the Buyer.
- ☐ Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.

This form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer to purchase, OR to any unrepresented seller prior to presentation of an offer to purchase; OR (if the Licensee is listing a property without an agency agreement) prior to execution of that listing agreement. This document also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(c) with the Tennessee Real Estate Commission, 710 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PE: (615) 741-2273. This notice by itself, however, does not constitute an agency agreement or establish any agency relationship.

By signing below, parties acknowledge receipt of confirmation of Agency relationship disclosure by Realtor® acting as Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors® Code of Ethics and Standards of Practice.

Seller Signature

Date

Buyer Signature

Date

Facilities Development Group

Seller Signature

Date

Buyer Signature

Date

Ted Hensley

Listing Licensee

Date

Selling Licensee

Date

Ted Hensley

Listing Company

Date

Selling Company

Date

CENTURY 21 Home Team

NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standard lead forms created by TAR is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

Robie Hensley Jr.

is involved as a TAR authorized user.

Version 01/01/2015



Copyright 2013 © Tennessee Association of Realtors®
RF 302 - Confirmation of Agency Status, Page 1 of 1

Instant forms

LOT/LAND PURCHASE AND SALE AGREEMENT

1. **Purchase and Sale.** For and in consideration of the mutual covenants herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned buyer Facilities Development Group, LLC ("Buyer") agrees to buy and

the undersigned seller Bill Cutshaw John Walker ("Seller")

agrees to sell all that tract or parcel of land, with such improvements as are located thereon, described as follows:

All that tract of land known as: TBD E. Church St.

(Address) Greeneville (City), Tennessee, 37743 (Zip), as

recorded in Greene County Register of Deeds Office,

deed book(s), _____ page(s), _____ and/or instrument number and as further described as:

2.74 acres, Map 99, Parcel 50.04 (parcel recently bought, new deed soon to be filed)

together with all fixtures, landscaping, improvements, and appurtenances, all being hereinafter collectively referred to as the "Property."

☐ This box must be checked to be part of this Agreement. The full and legal description of said Property is as described in the attached "Legal Description Exhibit."

A. LEASED ITEMS. Leased items that remain with the Property (e.g. billboards, irrigation systems, fuel tank, etc.)

Buyer shall assume any and all lease payments as of Closing. If leases are not assumable, the balance shall be paid in full by Seller at or before Closing.

☐ Buyer does not wish to assume a leased item. (THIS BOX MUST BE CHECKED IN ORDER FOR IT TO BE A PART OF THIS AGREEMENT.)

Buyer does not wish to assume Seller's current lease of _____; therefore, Seller shall have said lease cancelled and leased items removed from Property prior to Closing.

B. FUEL. Fuel, if any, will be adjusted and charged to Buyer and credited to Seller at Closing at current market prices.

2. **Purchase Price, Method of Payment and Closing Expenses.** Buyer warrants that, except as may be otherwise provided herein, Buyer will at Closing have sufficient cash to complete the purchase of the Property under the terms of this Lot/Land Purchase and Sale Agreement (hereinafter "Purchase and Sale Agreement" or "Agreement"). The purchase price to be paid is: \$ 39,000.00

purchase price to be paid is, \$ Thirty-Nine Thousand U.S. Dollars, ("Purchase Price") which shall be disbursed at Buyer's expense and paid to Seller or Seller's Closing Agency in the form of one of the following:

- i. a Federal Reserve Bank wire transfer;
- ii. a Cashier's Check Issued by a financial institution as defined in 12 CFR § 229.2(i);
- iii. a check issued by the State of Tennessee or a political subdivision thereof;
- iv. a check issued by an instrumentality of the United States organized and existing under the Farm Credit Act of 1971; OR
- v. in other such form as is approved in writing by Seller.

This price is based (Select one. The sections not checked are not a part of this Agreement.):

☒ for entire Property as a tract, and not by the acre OR

☐ per acre with the Purchase Price to be determined by the actual amount of acreage of the Property, \$ _____
per acre based on a current or mutually acceptable survey OR

☐ for entire Property as a tract but with the Purchase Price to be adjusted upward or downward at \$_____ per acre in the event the actual amount of acreage of the Property based on a current or mutually acceptable survey should vary more or less than _____ acre(s) from the _____ estimated acreage.

A. Appraisal (Select either 1 or 2 below. The sections not checked are not a part of this Agreement).

1. This Agreement IS NOT contingent upon the appraised value either equaling or exceeding the agreed upon Purchase Price.

☐ 2. This Agreement **IS CONTINGENT** upon the appraised value either equaling or exceeding the agreed upon Purchase Price. In the event that the financing contingency is waived, Buyer must order the appraisal

November 20, 2015

3:30 pm

and provide Seller with the name and telephone number of the appraisal company and proof that appraisal was ordered within five (5) days of the Binding Agreement Date. Should Buyer fail to do so, Seller may make written demand for compliance via the Notification form or equivalent written notice. If Buyer does not furnish Seller with the requested notice within two (2) days after such demand for compliance, Buyer shall be considered in default and Seller's obligation to sell is terminated. If appraised value is equal to or exceeds the Purchase Price, this contingency is satisfied. If the appraised value of the Property does not equal or exceed the Purchase Price, the Buyer may terminate this Agreement by providing written notice to the Seller and providing written proof of the same (for example, this written proof could include, but is not limited to, a copy of appraisal or a signed letter from Lender) via the Notification form or equivalent written notice. Upon termination, Buyer is entitled to a refund of the Trust Money.

B. Closing Costs and Discount Points.

1. **Seller Expenses.** Seller shall pay all existing loans affecting the Property, including all penalties, release preparation costs, and applicable recording costs; any accrued and/or outstanding association dues or fees; fee (if any) to obtain lien payoff/estoppel letters/statement of accounts from any and all associations, property management companies, mortgage holders or other liens affecting the Property; Seller's Closing fee, document preparation fee and/or attorney's fees; fee for preparation of deed; and notary fee on deed. Seller additionally agrees to permit any withholdings and/or to pay any additional sum due as is required under the Foreign Investment in Real Property Tax Act. Failure to do so will constitute a default by Seller.

In the event Seller is subject to Tax Withholding as required by the Foreign Investment in Real Property Tax Act, (hereinafter "FIRPTA"), Seller additionally agrees that such Tax Withholding must be collected from Seller by Buyer's Closing Agent at the time of Closing. In the event Seller is not subject to FIRPTA, Seller shall be required as a condition of Closing to sign appropriate affidavits certifying that Seller is not subject to FIRPTA. It is Seller's responsibility to seek independent tax advice or counsel prior to the Closing Date regarding such tax matters.

2. **Buyer Expenses.** Buyer shall pay all transfer taxes and recording fees on deed of conveyance and deed of trust; Buyer's Closing fee, document preparation fee and/or attorney's fees; preparation of note, deed of trust, and other loan documents; mortgage loan inspection or boundary line survey; credit report; required premiums for private mortgage, hazard and flood insurance; required reserved deposits for insurance premiums and taxes; prepaid interest; re-inspection fees pursuant to appraisal; and any costs incident to obtaining and closing a loan, including but not limited to: appraisal, origination, discount points, application, commitment, underwriting, document review, courier, assignment, photo, tax service and notary fees.
3. **Title Expenses.** Cost of title search, mortgagee's policy and owner's policy (rates to be as filed with the Tennessee Department of Commerce and Insurance) shall be paid as follows:

By Buyer _____

Simultaneous issue rates shall apply.

Not all of the above items are applicable to every transaction and may be modified as follows:

Closing Agency for Buyer: _____ To Be Determined

Closing Agency for Seller: _____ "

Title Company: _____
or other Closing Agency as mutually agreed by Seller and Buyer.

- C. **Financial Contingency – Loan(s) To Be Obtained:** This Agreement is conditioned upon Buyer's ability to obtain a loan(s) in the principal amount up to _____ % of the Purchase Price listed above to be secured by a deed of trust on the Property. "Ability to obtain" as used herein means that Buyer is qualified to receive the loan described herein based upon Lender's customary and standard underwriting criteria. In the event Buyer, having acted in good faith and in accordance with the terms below, is unable to obtain financing by the Closing Date, Buyer may terminate this Agreement by providing written notice and a copy of Lender's loan denial letter via the Notification form or equivalent written notice. Upon termination, Buyer is entitled to a refund of the Trust Money. Lender is defined herein as the financial institution funding the loan.

The loan shall be of the type selected below (Select the appropriate boxes. Unselected items will not be part of this Agreement):

- ☐ Conventional Loan ☐ FHA Loan; attach addendum
☐ VA Loan; attach addendum ☐ Other _____



TENNESSEE
ASSOCIATION
OF REALTORS

Instant
forms

Buyer may apply for a loan with different terms and conditions and also Close the transaction provided all other terms and conditions of this Agreement are fulfilled and the new loan does not increase any costs charged to Seller. Buyer shall be obligated to Close this transaction if Buyer has the ability to obtain a loan with terms as described herein and/or any other loan for which Buyer has applied and been approved.

Loan Obligations: *The Buyer agrees and/or certifies as follows:*

- (1) Within three (3) days after the Binding Agreement Date, Buyer shall make application for the loan and shall pay for credit report. Buyer shall immediately notify Seller or Seller's representative of having applied for the loan and provide Lender's name and contact information, and that Buyer has instructed Lender to order credit report. Such certifications shall be made via the Notification form or equivalent written notice;
- (2) Within fourteen (14) days after the Binding Agreement Date, Buyer shall warrant and represent to Seller via the Notification form or equivalent written notice that:
 - a. Buyer has secured evidence of hazard insurance which will be effective at Closing and Buyer shall notify Seller of the name of the hazard insurance company;
 - b. Buyer has notified Lender of an Intent to Proceed and has available funds to Close per the signed Loan Estimate; and
 - c. Buyer has requested that the appraisal be ordered and affirms that the appraisal fee has been paid.
- (3) Buyer shall pursue qualification for and approval of the loan diligently and in good faith;
- (4) Buyer shall continually and immediately provide requested documentation to Lender and/or loan originator;
- (5) Unless otherwise stated in this Agreement, Buyer represents that this loan is not contingent upon the lease or sale of any other real property and the same shall not be used as the basis for loan denial; and
- (6) Buyer shall not intentionally make any material changes in Buyer's financial condition which would adversely affect Buyer's ability to obtain the Primary Loan or any other loan referenced herein.

Should Buyer fail to timely comply with 2.C.(1) and/or 2.C.(2) above and provide notice as required, Seller may make written demand for compliance via the Notification form or equivalent written notice. If Buyer does not furnish Seller the requested documentation within two (2) days after such demand for compliance, Buyer shall be considered in default and Seller's obligation to sell is terminated.

THIS BOX MUST BE CHECKED IN ORDER FOR IT TO BE A PART OF THIS AGREEMENT.

☒ **Financing Contingency Waived** (e.g. "All Cash", etc.): Buyer reserves the right to obtain a Bank Letter. Buyer's obligation to Close shall not be subject to any financial contingency. Buyer will furnish proof of available funds to close in the following manner: _____ (e.g. bank statement, Lender's commitment letter) within five (5) days after Binding Agreement Date. Should Buyer fail to do so, Seller may make written demand for compliance via the Notification form or equivalent written notice. If Buyer does not furnish Seller with the requested notice within two (2) days after such demand for compliance, Buyer shall be considered in default and Seller's obligation to sell is terminated. Failure to Close due to lack of funds shall be considered default by Buyer.

3. **Trust Money.** Buyer has paid or will pay within 3 days after the Binding Agreement Date to CENTURY 21 Home Team (name of Holder) ("Holder") located at 502 E. Jackson Blvd, Jonesborough, TN 37659 (address of Holder), an Trust Money deposit of \$ 2500 by check (OR _____) ("Trust Money").

A. Failure to Receive Trust Money. In the event Trust Money is not timely received by Holder or Trust Money check or other instrument is not honored, for any reason by the bank upon which it is drawn, Holder shall promptly notify Buyer and Seller of the Buyer's failure to deposit the agreed upon Trust Money. Buyer shall then have one (1) day to deliver Trust Money in immediately available funds to Holder. In the event Buyer does not deliver such funds, Buyer is in default and Seller shall have the right to terminate this Agreement by delivering to Buyer or Buyer's representative written notice via the Notification form or equivalent written notice. In the event Buyer delivers the Trust Money in immediately available funds to Holder before Seller elects to terminate, Seller shall be deemed to have waived his right to terminate, and the Agreement shall remain in full force and effect.

B. Handling of Trust Money upon Receipt by Holder. Trust Money is to be deposited promptly after the Binding Agreement Date or the agreed upon delivery date in this Money paragraph or as specified in the Special Stipulations paragraph contained at paragraph 15 herein. Holder shall disburse Trust Money only as follows:

- (a) at Closing to be applied as a credit toward Buyer's Purchase Price;

Robbie Hensley Jr.

is involved as a TAR authorized user. at (615) 321-1477.
Version 09/21/2016

- (b) upon a written agreement signed by all parties having an interest in the funds;
 (c) upon order of a court or arbitrator having jurisdiction over any dispute involving the Trust Money;
 (d) upon a reasonable interpretation of the Agreement; or
 (e) upon the filing of an interpleader action with payment to be made to the clerk of the court having jurisdiction over the matter.

Holder shall be reimbursed for, and may deduct from any funds interpleaded, its costs and expenses, including reasonable attorney's fees. The prevailing party in the interpleader action shall be entitled to collect from the other party the costs and expenses reimbursed to Holder. No party shall seek damages from Holder (nor shall Holder be liable for the same) for any matter arising out of or related to the performance of Holder's duties under this Trust Money paragraph. Trust Money shall not be disbursed prior to fourteen (14) days after deposit unless written evidence of clearance by bank is provided.

4. Closing, Prorations, Special Assessments and Association Fees.

A. Closing Date. This transaction shall be closed ("Closed") (evidenced by delivery of warranty deed and payment of Purchase Price, the "Closing"), and this Agreement shall expire at 11:59 p.m. local time on the 31st day of January, 2016 ("Closing Date"), or on such earlier date as may be agreed to by the parties in writing. Such expiration does not extinguish a party's right to pursue remedies in the event of default. Any extension of this date must be agreed to by the parties in writing via the Closing Date/Possession Date Amendment or equivalent written agreement.

- 1. Possession.** Possession of the Property is to be given (Select the appropriate boxes below. Unselected items will not be part of this Agreement):

☒ with delivery of warranty deed and payment of Purchase Price;

OR

☐ on _____ at _____ o'clock ☐ am/ ☐ pm, local time;
☐ Occupancy Agreement attached which addresses issues including but not limited to: occupancy term, compensation due, legal relationships of the parties, condition of the Property upon transfer, utilities, and property insurance.

B. Prorations. Real estate taxes, rents, dues, maintenance fees, and association fees on said Property for the calendar year in which the sale is Closed shall be prorated as of the Closing Date. In the event of a change or reassessment of taxes for the calendar year after Closing, the parties agree to pay their recalculated share. Real estate taxes, rents, dues, maintenance fees, and association fees for prior years and roll back taxes, if any, will be paid by Seller.

C. Special Assessments. Special Assessments approved or levied prior to the Closing Date shall be paid by Seller at or prior to Closing unless otherwise agreed as follows:

D. Association Fees. Buyer shall be responsible for all homeowner or condominium association transfer fees, related administration fees (not including statement of accounts), capital expenditures/contributions incurred due to the transfer of the Property and/or like expenses which are required by the association, property management company and/or the bylaws, declarations or covenants for the Property (unless otherwise specifically addressed herein and/or unless specifically chargeable to Seller under applicable bylaws, declarations, and/or neighborhood covenants).

5. Title and Conveyance.

A. Seller warrants that at the time of Closing, Seller will convey or cause to be conveyed to Buyer or Buyer's assign(s) good and marketable title to said Property by general warranty deed, subject only to:

- (1) Zoning;
- (2) Setback requirements and general utility, sewer, and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;
- (3) Subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and
- (4) Leases and other encumbrances specified in this Agreement.

If title examination, closing or loan survey pursuant to Tenn. Code Ann. § 62-18-126, boundary line survey, or other information discloses material defects, Buyer may, at Buyer's discretion:

- (1) accept the Property with the defects **OR**
- (2) require Seller to remedy such defects prior to the Closing Date. Buyer shall provide Seller with written notice of such defects via the Notification form or equivalent written notice. If defects are not remedied prior to the Closing Date, Buyer may elect to extend the Closing Date by mutual written agreement.

November 20, 2015

3:30 pm

evidenced by the Closing Date/Possession Amendment form or other written equivalent. If defects are not remedied by the Closing Date or any mutually agreed upon extension thereof, this Agreement shall terminate, and Buyer shall be entitled to a refund of Trust Money.

Good and marketable title as used herein shall mean title which a title insurance company licensed to do business in Tennessee will insure at its regular rates, subject only to standard exceptions. The title search or abstract used for the purpose of evidencing good and marketable title must be acceptable to the title insurance agent and the issuing title insurance company. Seller agrees to execute such appropriate affidavits and instruments as may be required by the issuing title insurance company.

B. Deed. Deed to be made in the name of Facilities Development Group, LLC.
The manner in which Buyer takes title determines ownership and survivorship rights. It is Buyer's responsibility to consult the closing agency or attorney prior to Closing.

6. Inspections and other requirements made a part of this Agreement.

ALL INSPECTIONS ARE TO BE MADE AT BUYER'S EXPENSE. Buyer, its inspectors and/or representatives shall have the right and responsibility to enter the Property during normal business hours for the purpose of making inspections and/or tests. Buyer agrees to indemnify Seller for the acts of themselves, their inspectors and/or representatives in exercising their rights under this paragraph. Buyer's obligations to indemnify Seller shall also survive the termination of this Agreement by either party, which shall remain enforceable. Buyer shall make such inspections as indicated in this paragraph and either accept the Property in its present condition by written notice to Seller or terminate the Agreement as provided for in each section marked below.

[Select any or all of the following stipulations. Unselected items are not a part of this Agreement.]

☒ **A. Feasibility Study.** Buyer shall have the right to review all aspects of the Property, including but not limited to, all governmental, zoning, soil and utility service matters related thereto. If Buyer provides a copy of the review reports along with written notification to Seller and/or Seller's Broker within 90 days after Binding Agreement Date that Buyer is not satisfied with the results of such review, then this Agreement shall automatically terminate and Broker shall promptly refund the Trust Money to Buyer. If Buyer fails to provide report and notice, then this contingency shall be deemed to have been waived by Buyer. Seller acknowledges and agrees that Buyer and/or his agents and employees may have free access during normal business hours to visit the Property for the purpose of (1) inspection thereof and (2) conducting such soil and other tests thereon as are deemed reasonably necessary by Buyer. Buyer hereby agrees to indemnify and hold Seller, Broker, and Broker's Affiliated Licensees harmless from and against any and all loss, injury, cost, or expense associated with Buyer's inspection of and entry upon Property.

☒ **B. Building Permit.** This Agreement is contingent upon Buyer's ability to acquire all required licenses and permits from the appropriate governmental authority to make specific improvements on the Property. If Buyer provides a copy of the governmental report along with written notification to Seller and/or Seller's Broker within 90 days after the Binding Agreement Date that Buyer is unable to acquire all required licenses and permits from the appropriate governmental authority to make specific improvements on the Property, then in such event this Agreement shall automatically terminate and Holder shall promptly refund the Trust Money to Buyer. If Buyer fails to provide said report and notice, then this contingency shall be deemed to have been waived by Buyer.

☒ **C. Permit for Sanitary Septic Disposal System.** This Agreement is contingent upon the Buyer's ability to obtain a permit for a sanitary septic disposal system from the respective Tennessee Ground Water Protection Office for the county in which the Property is located (generally, located at the local Health Department) to be placed on the Property in a location consistent with Buyer's planned improvements. If Buyer is unable to meet this condition, Buyer must notify Seller and/or Seller's Broker in writing within 90 days after the Binding Agreement Date along with documentation reflecting denial of permit from the appropriate governmental entity. With proper notice, the Agreement is voidable by Buyer and Trust Money refunded. If Buyer fails to provide said notice, this contingency shall be deemed to have been waived by Buyer.

☐ **D. Rezoning.** This Agreement is contingent upon the Property being rezoned to _____ by the appropriate governmental authorities on or before _____. (Buyer or Seller) _____ shall be responsible for pursuing such rezoning, and paying all associated cost. All rezoning applications shall be submitted to Seller for Seller's approval prior to filing, which approval shall not be unreasonably withheld. All parties agree to cooperate, to sign the necessary documentation and to support the rezoning application. If Buyer provides documentation and written notification to Seller and/or Seller's Broker within 48 hours after the above date that the Property cannot be so zoned, then in such event this Agreement shall automatically terminate, and Holder shall promptly refund the Trust Money to Buyer. If Buyer fails to provide said documentation and notice, then this contingency shall be deemed to have been waived by Buyer.

This form is copyrighted and may only be used in real estate transactions in which Robie Hensley Jr. is involved as a TAR authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at (615) 321-1477.



Copyright 2016 © Tennessee Association of Realtors®
RF 404 - Lot/Land Purchase and Sale Agreement, Page 5 of 9

Version 09/21/2015

**Instant
Forms**

November 20, 2015

3:30 pm

☐ **E. Well Test.** This Agreement is contingent upon the well water serving the Property passing testing for suitability for drinking as performed by a testing laboratory selected by Buyer, or required by Buyer's Lender, prior to Closing. Buyer shall be responsible for ordering, supervising and paying for any such well water sample test. This Agreement shall also be contingent upon said well providing an adequate quantity of water to serve Buyer's intended purpose for the Property. If Buyer provides a copy of said test along with written notification to Seller and/or Seller's Broker within _____ days after the Binding Agreement Date that test results are unacceptable, then in such event this Agreement shall automatically terminate, and Holder shall promptly refund the Trust Money to Buyer. If Buyer fails to provide said notice and report, then this contingency shall be deemed to have been waived by Buyer.

☒ **F. Other Inspections.** See Special Stipulations for additional inspections required by Buyer.

☐ **G. No Inspection Contingencies.** Buyer accepts the Property in its present condition. All parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults.

7. **Final Inspection.** Buyer and/or his inspectors/representatives shall have the right to conduct a final inspection of Property on the Closing Date or within 1 day(s) prior to Closing Date only to confirm Property is in the same or better condition as it was on the Binding Agreement Date, normal wear and tear excepted, and to determine that all repairs/replacements have been completed. Property shall remain in such condition until the Closing Date at Seller's expense. Closing of this sale constitutes acceptance of Property in its condition as of the time of Closing, unless otherwise noted in writing.

8. **Buyer's Additional Due Diligence Options.** If any of the matters below are of concern to Buyer, Buyer should address the concern by specific contingency in the Special Stipulations paragraph of this Agreement.

A. **Survey and Flood Certification.** Survey Work and Flood Certifications are the best means of identifying boundary lines and/or encroachments and easements or flood zone classifications. Buyer may obtain a survey, closing loan survey or Boundary Line Survey and Flood Zone Certifications.

B. **Insurability.** Many different issues can affect the insurability and the rates of insurance for property. These include factors such as changes in the Flood Zone Certifications, changes to the earthquake zones maps, the insurability of the buyer, and previous claims made on the Property. It is the right and responsibility of Buyer to determine the insurability, coverage and the cost of insuring the Property. It is also the responsibility of Buyer to determine whether any exclusions will apply to the insurability of said Property.

C. **Water Supply.** The system may or may not meet state and local requirements. It is the right and responsibility of Buyer to determine the compliance of the system with state and local requirements. [For additional information on this subject, request the "Water Supply and Waste Disposal Notification" form.]

D. **Waste Disposal.** The system may or may not meet state and local requirements. It is the right and responsibility of Buyer to determine the compliance of the system with state and local requirements. In addition, Buyer may, for a fee, obtain a septic system inspection letter from the Tennessee Department of Environment and Conservation, Division of Ground Water Protection. [For additional information on this subject, request the "Water Supply and Waste Disposal Notification" form.]

E. **Title Exceptions.** At Closing, the general warranty deed will be subject to subdivision and/or condominium declarations, covenants, restrictions and easements of record, which may impose obligations and may limit the use of the Property by Buyer.

9. **Disclaimer.** It is understood and agreed that the real estate firms and real estate licensee(s) representing or assisting Seller and/or Buyer and their brokers (collectively referred to as "Brokers") are not parties to this Agreement and do not have or assume liability for the performance or nonperformance of Seller or Buyer. Buyer and Seller agree that Brokers shall not be responsible for any of the following, including but not limited to, those matters which could have been revealed through a survey, flood certification, title search or inspection of the Property; the insurability of the Property or cost to insure the Property; for the condition of the Property, any portion thereof, or any item therein; for building products and construction techniques; for any geological issues present on the Property; for any issues arising out of the failure to physically inspect the Property prior to entering into this Agreement and/or Closing; for the necessity or cost of any repairs to the Property; for hazardous or toxic materials; for the tax or legal consequences of this transaction; for the availability, capability, and/or cost of utility, sewer, septic, or community amenities; for any proposed or pending condemnation actions involving the Property; for acreage or square footage; for applicable boundaries of school districts or other school information; for the appraised or future value of the Property; for any condition(s) existing off the Property which may affect the Property; for the terms, conditions, and availability of financing; and for the uses and zoning of the Property whether permitted or proposed. Buyer and Seller acknowledge that Brokers are not experts with respect to the above matters and that they have not relied upon any advice, representations or statements of Brokers (including their firms and affiliated licensees) and waive and shall not assert any claims against Brokers (including their

Robbie Hensley Jr.

is involved as a TAR authorized user.

This form is copyrighted and may only be used in real estate transactions in which

Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at (615) 321-1477.

Copyright 2015 © Tennessee Association of Realtors®
RF 404 - Lot/Land Purchase and Sale Agreement, Page 6 of 9

Version 09/21/2015



TENNESSEE
ASSOCIATION
OF REALTORS®



November 20, 2015

3:30 pm

firms and affiliated licensees) involving same. Buyer and Seller understand that it has been strongly recommended that if any of these or any other matters concerning the Property are of concern to them, that they secure the services of appropriately credentialed experts and professionals of Buyer's or Seller's choice for the independent expert advice and counsel relative thereto.

10. ~~Brokerage.~~ As specified by separate agreement, Seller agrees to pay Listing Broker at Closing the agreed upon compensation. ~~The Listing Broker will direct the closing agency to pay the Selling Broker, from the compensation received, an amount in accordance with the terms and provisions specified by separate agreement. The parties agree and acknowledge that the Brokers involved in this transaction may receive compensation from more than one party. All parties to this Agreement agree and acknowledge that any real estate firm involved in this transaction shall be deemed a third party beneficiary only for the purposes of enforcing their commission rights, and as such shall have the right to maintain an action on this Agreement for any and all compensations due and any reasonable attorney's fees and court costs.~~

11. **Default.** Should Buyer default hereunder, the Trust Money shall be forfeited as damages to Seller and shall be applied as a credit against Seller's damages. Seller may elect to sue, in contract or tort, for additional damages or specific performance of the Agreement, or both. Should Seller default, Buyer's Trust Money shall be refunded to Buyer. In addition, Buyer may elect to sue, in contract or tort, for damages or specific performance of this Agreement, or both. In the event that any party hereto shall file suit for breach or enforcement of this Agreement (including suits filed after Closing which are based on or related to the Agreement), the prevailing party shall be entitled to recover all costs of such enforcement, including reasonable attorney's fees. In the event that any party exercises its right to terminate due to the default of the other pursuant to the terms of this Agreement, the terminating party retains the right to pursue any and all legal rights and remedies against the defaulting party following termination.

12. **Other Provisions.**

A. **Binding Effect, Entire Agreement, Modification, Assignment, and Binding Agreement Date.** This Agreement shall be for the benefit of, and be binding upon, the parties hereto, their heirs, successors, legal representatives and assigns. This Agreement constitutes the sole and entire agreement between the parties hereto and no modification of this Agreement shall be binding unless signed by all parties or assigns to this Agreement. No representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto. It is hereby agreed by both Buyer and Seller that any real estate agent working with or representing either party shall not have the authority to bind the Buyer, Seller, or any assignee to any contractual agreement unless specifically authorized in writing within this Agreement. Any assignee shall fulfill all the terms and conditions of this Agreement. The parties hereby authorize either licensee to insert the time and date of receipt of the notice of acceptance of the final offer and further agree to be bound by such as the Binding Agreement Date following the signatory section of this Agreement, or Counter Offer, if applicable.

B. **Survival Clause.** Any provision contained herein, which by its nature and effect is required to be performed after Closing shall survive the Closing and delivery of the deed, and shall remain binding upon the parties to this Agreement and shall be fully enforceable thereafter.

C. **Governing Law and Venue.** This Agreement is intended as a contract for the purchase and sale of real property and shall be interpreted in accordance with the laws and in the courts of the State of Tennessee.

D. **Time of Essence.** Time is of the essence in this Agreement.

E. **Terminology.** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; (2) all pronouns shall mean and include the person, entity, firm or corporation to which they relate; (3) the masculine shall mean the feminine and vice versa; and (4) the term day(s) used throughout this Agreement shall be deemed to be calendar day(s) ending at 11:59 p.m. local time unless otherwise specified in this Agreement. Local time shall be determined by the location of Property. In the event a performance deadline, other than the Closing Date (as defined in paragraph 4 herein), Date of Possession (as defined in paragraph 4 herein), and Offer Expiration Date (as defined in paragraph 16 herein), occurs on a Saturday, Sunday or legal holiday, the performance deadline shall extend to the next following business day. Holidays as used herein are those days deemed federal holidays pursuant to 5 U.S.C. § 6103. In calculating any time period under this Agreement, the commencement day shall be the day following the initial date (e.g. Binding Agreement Date).

F. **Responsibility to Cooperate.** Buyer and Seller agree to timely take such actions and produce, execute, and/or deliver such information and documentation as is reasonably necessary to carry out the responsibilities and obligations of this Agreement. Except as to matters which are occasioned by clerical errors or omissions or erroneous information, the approval of the closing documents by the parties shall constitute their approval of any differences between this Agreement and the Closing. Buyer and Seller agree that if requested after Closing, they will correct any documents and pay any amounts due where such corrections or payments are appropriate by reason

This form is copyrighted and may only be used in real estate transactions in which _____ is involved as a TAR authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at (615) 321-1477.



TENNESSEE
ASSOCIATION
OF REALTORS

Copyright 2015 © Tennessee Association of Realtors®
RF 404 - Lot/Land Purchase and Sale Agreement, Page 7 of 9

Version 09/21/2015

**Instant
Forms**

November 20, 2015

3:30 pm

of mistake, clerical errors or omissions, or the result of erroneous information.

- G. Notices.** Except as otherwise provided herein, all notices and demands required or permitted hereunder shall be in writing and delivered either (1) in person; (2) by a prepaid overnight delivery service; (3) by facsimile transmission (FAX); (4) by the United States Postal Service, postage prepaid, registered or certified, return receipt requested; or (5) Email. NOTICE shall be deemed to have been given as of the date and time it is actually received. Receipt of notice by the real estate licensee or the Broker assisting a party as a client or customer shall be deemed to be notice to that party for all purposes under this Agreement as may be amended, unless otherwise provided in writing.
- H. Risk of Loss.** The risk of hazard or casualty loss or damage to the Property shall be borne by Seller until transfer of title. If casualty loss prior to Closing exceeds 10% of the Purchase Price, Seller or Buyer may elect to terminate this Agreement with a refund of Trust Money to Buyer.
- I. Equal Housing.** This Property is being sold without regard to race, color, sex, religion, handicap, familial status, or national origin.
- J. Severability.** If any portion or provision of this Agreement is held or adjudicated to be invalid or unenforceable for any reason, each such portion or provision shall be severed from the remaining portions or provisions of this Agreement, and the remaining portions or provisions shall be unaffected and remain in full force and effect. In the event that the contract fails due to the severed provisions, then the offending language shall be amended to be in conformity with state and federal law.

- K. Property Delivery Condition.** Seller shall deliver Property clean and free of debris at time of possession.
- L. Contract Construction.** This Agreement or any uncertainty or ambiguity herein shall not be construed against any party but shall be construed as if all parties to this Agreement jointly prepared this Agreement.

- M. Other.** In further consideration of Buyer's right to legally, properly and in good faith invoke a right to terminate this Agreement pursuant to any specific Buyer contingency as stated herein, Buyer agrees, upon Seller's request or as provided for in this Agreement, to provide Seller or Seller's representative with copies of any supporting documentation which supports Buyer's right to exercise said contingency, the sufficiency and adequacy of said consideration being acknowledged. Any such supporting documents shall be provided for Seller's benefit only and Seller shall not disseminate the same to third parties. However, Buyer shall not be required to provide any documents to Seller in violation of any confidentiality agreement or copyright protection laws, if applicable.

- 13. Method of Execution.** The parties agree that signatures and initials transmitted by facsimile, other photocopy transmittal, or by transmittal of digital signature as defined by the applicable State or Federal law will be acceptable and may be treated as originals and that the final Lot/Land Purchase and Sale Agreement containing all signatures and initials may be executed partially by original signature and partially on facsimile, other photocopy documents, or by digital signature as defined by the applicable State or Federal law.

- 14. Exhibits and Addenda.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement:

- 15. Special Stipulations.** The following Special Stipulations, if conflicting with any preceding paragraph, shall control: Seller is not responsible to pay any Broker's fees.

This contract shall be contingent upon approval by the applicable State and Local Agencies for site use and site plans as required by the Buyer for development of a group home(s). Buyer shall pursue these approvals in a timely fashion.

Seller shall grant an extension of the projected close date sufficient to meet deadlines imposed by delays in State or Local Agency approval not under control by Buyer.

- 16. Time Limit of Offer.** This Offer may be withdrawn at any time before acceptance with Notice. Offer terminates if not countered or accepted by 5 o'clock ☐ a.m. ☒ p.m.; on the 16th day of October, 2015.
Robbie Hensley Jr. is involved as a TAR authorized user.

This form is copyrighted and may only be used in real estate transactions in which
Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at (615) 321-1477.



November 20, 2015

3:30 pm

LEGAL DOCUMENTS: This is an important legal document creating valuable rights and obligations. If you have any questions about it, you should review it with your attorney. Neither the Broker nor any Agent or Facilitator is authorized or qualified to give you any advice about the advisability or legal effect of its provisions.

NOTE: Any provisions of this Agreement which are preceded by a box "☐" must be marked to be a part of this Agreement. By affixing your signature below, you also acknowledge that you have reviewed each page and have received a copy of this Agreement.

Buyer hereby makes this offer.

BUYER Facilitator Development Group

BUYER

10-12-15 at 4 o'clock ☐ am/ ☐ pm

at o'clock ☐ am/ ☐ pm

Offer Date

Offer Date

Seller hereby:

☒ ACCEPTS - accepts this offer.

☐ COUNTERS - accepts this offer subject to the attached Counter Offer(s).

☐ REJECTS this offer and makes no counter offer.

SELLER

SELLER

10-14-15 at 1 o'clock ☐ am/ ☐ pm

10-14-15 at 1 o'clock ☐ am/ ☐ pm

Binding Agreement Date. This instrument shall become a "Binding Agreement" on the date ("Binding Agreement Date") the last offeror, or licensee of the offeror, receives notice of offeror's acceptance.

Notice of acceptance of the final offer was received on the 14 day of October, 2015 at o'clock by Ted Hensley (Name).

For Information Purposes Only:

Listing Company:
Listing Firm Address:
Firm License No.:
Firm Telephone No.:
Listing Licensee:
Licensee License Number:
Licensee Email:
Home Owner's / Condominium Association ("HOA/COA"):

Selling Company: Century 21 Home Team
Selling Firm Address: 502 East Jackson Blvd
Firm License No.: 260456
Firm Telephone No.: 423-788-0111
Selling Licensee: Ted Hensley
Licensee License Number: 272011
Licensee Email: ted.hensley@century21.com

HOA / COA Phone:

HOA/COA Email:

Property Management Company:

Email:

Phone:

NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

November 20, 2015

Ladies and Gentlemen:

We are pleased to present this option ("Option") to you for the lease ("Lease") of the real property and building described below, on the following terms and conditions:

Lessor: WCO AL DP, LLC

Lessee: OPEN ARMS CARE CORPORATION

Premises: _____ East Church Street, Greeneville, Tennessee 37743. This site does not currently have a separate street address, but is approximately 1.37 acres in the east half of a 2.72-acre parcel located on the south side of East Church Street in Greene County, Tennessee, approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive (also described as portion of Parcel 099 050.04 in the records of the Greene County Tax Assessor).

Intended Use: One (1) four-person ICF/IID facility (the "Facility").

Effective Date and Term: The Effective Date of the Lease shall be the first day of the month after the exercise of this Option (as determined below), and the term of the Lease shall commence on the Effective Date and shall terminate and expire at 11:59 p.m. on the date which is fifteen (15) years after the date of the later of (i) licensure of the Facility by the Tennessee Department of Developmental and Intellectual Disabilities or (ii) certification of the Facility by the Bureau of TennCare (the "Certification Date").

Rent: One Dollar (\$1) per year from the Effective Date until the Certification Date for the Facility, and thereafter the rent shall be an amount consistent with then-prevailing fair market value rental rates and other lease terms and conditions for similar properties, the annual rent not to exceed Eighty-Eight Thousand Five Hundred Dollars (\$88,500) per year, the exact amount to be set forth in the Lease, payable to Lessor in equal monthly installments in advance.

Other Lease Terms: Other terms of the Lease shall be established by the parties at the effective date of the Lease, in the same format and

OPEN ARMS CARE CORPORATION

November 20, 2015

Page 2

November 20, 2015

3:30 pm

general terms and conditions as the leases for other facilities concurrently being leased from Lessor to Lessee, subject to all such terms, conditions and amounts being consistent with fair market values and other then-prevailing market terms and conditions.

In consideration of \$10.00 cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Lessor grants to Lessee the option described above, which must be exercised within thirty (30) days of the final approval of the Certificate of Need application with regard to the Facility, as is currently pending before the Tennessee Health Services and Development Agency ("HSDA"), to allow the development and construction of the Facility as a four (4) person ICF/IID facility ("the "CON"). Upon exercise of the option, the Lessor and Lessee shall in good faith negotiate the definitive terms of a lease agreement for the long-term lease of the Facility, all as described above. If such option is not exercised by such date, this Option shall terminate and be of no further force and effect.

Lessor and Lessee acknowledge that Lessor cannot obtain financing for the Facility until after the CON for the Facility has been approved by the HSDA. If for any reason financing acceptable to Lessor has not been obtained with sixty (60) days of the final approval of the CON, this Option shall terminate, with no further rights or obligations of either party to the other.

Sincerely,

WCO AL DP, LLC

By: 
Title: Executive Director

Accepted:

OPEN ARMS CARE CORPORATION

By: _____

Title: _____

November 20, 2015**3:30 pm**

OPEN ARMS CARE CORPORATION
November 20, 2015
Page 2

general terms and conditions as the leases for other facilities concurrently being leased from Lessor to Lessee, subject to all such terms, conditions and amounts being consistent with fair market values and other then-prevailing market terms and conditions.

In consideration of \$10.00 cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Lessor grants to Lessee the option described above, which must be exercised within thirty (30) days of the final approval of the Certificate of Need application with regard to the Facility, as is currently pending before the Tennessee Health Services and Development Agency ("HSDA"), to allow the development and construction of the Facility as a four (4) person ICF/IID facility (the "CON"). Upon exercise of the option, the Lessor and Lessee shall in good faith negotiate the definitive terms of a lease agreement for the long-term lease of the Facility, all as described above. If such option is not exercised by such date, this Option shall terminate and be of no further force and effect.

Lessor and Lessee acknowledge that Lessor cannot obtain financing for the Facility until after the CON for the Facility has been approved by the HSDA. If for any reason financing acceptable to Lessor has not been obtained with sixty (60) days of the final approval of the CON, this Option shall terminate, with no further rights or obligations of either party to the other.

Sincerely,

WCO AL DP, LLC

By: _____

Title: _____

Accepted:

OPEN ARMS CARE CORPORATION

By: _____

Title: _____

Robert J. Taylor

President

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Replacement Attachment A.6

November 20, 2015**3:30 pm****DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (the "Agreement"), effective as of November 20, 2015 (the "Effective Date"), by and between **WCO AL DP, LLC**, a nonprofit limited liability company organized and existing under the laws of the State of Tennessee with its principal place of business at 643 Spence Lane, Nashville, Tennessee 37217 ("WCO DP") and **FACILITIES DEVELOPMENT GROUP, LLC**, a limited liability company organized and existing under the laws of the State of Tennessee with a place of business at 144 Second Avenue North, Suite 400, Nashville, Tennessee 37201 ("FDG").

WITNESSETH:

WHEREAS, WCO DP is the owner of numerous facilities (individually an "Existing Facility" or collectively the "Existing Facilities"), which are leased to Open Arms Care Corporation, a Georgia nonprofit corporation ("OACC") pursuant to numerous similar Lease Agreements, each dated as of April 1, 2015 (individually a "Lease" or collectively the "Leases");

WHEREAS, OACC is providing intermediate care services for individuals with intellectual disabilities ("ICF/IID") at the Existing Facilities, and as such provider OACC is the licensed operator of each Existing Facility and holds all authorizations and licenses necessary or incidental thereto with respect to each Existing Facility, including but not limited to licenses from the Tennessee Department of Developmental and Intellectual Disabilities ("DIDDs"), provider agreements with the Tennessee Bureau of TennCare ("TennCare"), and all Certificate of Need ("CON") rights related to each Facility, as may be subject to the jurisdiction of the Tennessee Health Services and Development Agency ("HSDA");

WHEREAS, in preparation for the anticipated closure in 2016 of the developmental center operated by the State of Tennessee, known as Greene Valley Developmental Center ("GVDC"), DIDDs has approved OACC for the development of nine (9) four (4) person ICF/IID facilities in East Tennessee, as set forth on Exhibit A attached hereto, in order to effectuate the transition of residents from GVDC to smaller four (4) person ICF/IID facilities (individually a "New Facility" or collectively the "New Facilities"), all subject to the approval by the HSDA of CON applications OACC intends to file with the HSDA for the New Facilities;

WHEREAS, OACC and WCO DP desire to collaborate in the development of the New Facilities, with each New Facility to be owned by WCO DP and leased to OACC, and as the provider OACC will be the licensed operator of each New Facility and hold all authorizations and licenses necessary or incidental thereto with respect to each New Facility, including but not limited to licenses from DIDDs, provider agreements with TennCare, and all CON rights related to each New Facility;

WHEREAS, as a part of such collaboration WCO DP desires to engage FDG to assist in development of the New Facilities, including the contracting by FDG to purchase the unimproved properties listed on Exhibit B attached hereto (individually a "Property" or collectively the "Properties"), and then cause the New Facilities to be developed and constructed on the Properties, with each Property to be sold to WCO DP by FDG, and simultaneously leased to OACC by WCO DP, upon the completion of construction and the final approval by DIDDs and TennCare for licensure and certification of the New Facilities;

November 20, 2015**3:30 pm**

NOW, THEREFORE, for good and valuable consideration, WCO DP hereby engages FDG as its sole and exclusive development agent for the services described below with respect to the Facilities, as follows:

1. Development.

1.01 At the beginning of the development process for each New Facility, FDG and WCO DP, with the input of OACC, shall negotiate in good faith to develop a budget for the items described below, including an estimate for the total price of the completed New Facility as a "turn key" project. The budget shall include the costs and expenses incurred by WCO DP and its affiliates involving the New Facility.

1.02 The parties, with the consent of OACC as set forth in the Lease, will cooperate in selecting a site for each New Facility, to be designed by FDG, with assistance from OACC, and in the process of procuring the approval of the HSDA as to the CON required to be obtained from the HSDA.

1.03 Upon approval of the HSDA of any CON, FDG shall cause the construction of the New Facility, which New Facility will be owned by FDG during the development and construction process, and then sold from FDG to WCO DP, on a nonrecourse basis, and simultaneously leased to OACC, with such construction, financing and leasing arrangements to be coordinated by FDG, upon terms similar to those in the Lease and related financing of the Facilities (subject to adjustment for market rates and conditions at the time of such financing and leasing), all as further described below.

1.04 Upon the completion of development and construction of each New Facility, FDG shall assist WCO DP and OACC in the licensure and certification of the New Facility by DIDDs and TennCare.

2. Actions to be taken by FDG.

2.01 Subject to the terms hereof, FDG shall take all necessary actions related to the development of each New Facility (collectively, the "Development Items"), including without limitation, the following:

(a) timely obtaining all needed regulatory approvals for the development and construction of the each New Facility, including (1) working with WCO DP and OACC, and their advisors and counsel, in order to prepare and submit to the HSDA a CON application (the "CON Application"), and all other required documentation for the New Facility; (2) procurement of all building permits needed to construct a New Facility, and (3) confirmation of conformity of a New Facility with all applicable laws, and regulations, including but not limited to zoning and similar requirements;

(b) coordinating with OACC and WCO DP to cause the preparation of an architectural design for each New Facility, the sizing, layout and decorating of all New Facilities, the selection of all finishes, fixtures, furnishings and equipment throughout each

New Facility, including security, monitoring, communications and access systems; and in furtherance of this Section, FDG shall engage an architect licensed to do business in the state of Tennessee before the filing of the CON Application, to prepare the preliminary drawings of site-plans and floor-plans which will be required to be attached to the CON Application, and within thirty days of the approval of the CON, on behalf of WCO DP engage an architect licensed to do business in the state of Tennessee to prepare all plans and specifications which may be required by DIDDs and/or other governmental authorities with jurisdiction over the development and construction of the New Facilities;

(c) coordinating with OACC and WCO DP in the selection of a site for each New Facility, and then obtaining "control" (as then defined in the applicable rules, regulations and policies of the HSDA) of such site, and the preparation of such documents as may be required by the HSDA to demonstrate the contractual relationships among the parties which will allow OACC to utilize such New Facility for the purposes anticipated by the CON Application;

(d) obtaining construction financing required for the development and construction of each New Facility (which may be obtained from, or with the assistance of, Facilities Funding Group, LLC, which is an affiliate of FDG);

(e) coordinating and facilitating, on behalf of WCO DP and with WCO DP approval, the permanent nonrecourse financing required for each New Facility, which may be similar to the financing of the Existing Facilities, with no requirement of guaranties from any affiliate of WCO DP (which may be obtained from, or with the assistance of, Facilities Funding Group, LLC, which is an affiliate of FDG);

(f) coordinating and facilitating a lease between WCO DP and OACC for each New Facility, upon terms similar to those in the Lease;

(g) entering into a construction contract, in the name of FDG, with a contractor licensed to do business in the state of Tennessee, to construct the New Facility;

(h) overseeing the construction of each New Facility and obtaining the certificate of occupancy, and such other certificates, licenses and permits as may be necessary for the operation of each New Facility by OACC, including but not limited to licensure by DIDDs and certification by TennCare (with the assistance of WCO DP and OACC as necessary for such certificates, licenses and permits).

2.02 Upon the completion of all the foregoing items, FDG shall transfer ownership of the New Facility to WCO DP, as a completed "turn key" project, in accordance with the pricing and the specific terms as have been negotiated in good faith, at the beginning of the development process for each New Facility. The budget shall include the costs and expenses incurred by WCO DP and its affiliates involving the New Facility

2.03 In performing the Development Items, FDG shall utilize qualified personnel and professionals, and perform its services hereunder in accordance with the usual and customary

November 20, 2015

3:30 pm

practice in the industry for facilities similar to the New Facilities. FDG and or its affiliates shall provide all required guaranties for financing.

2.04 FDG shall comply with all applicable laws, ordinances, statutes, rules and regulations relating to the development and construction of each New Facility.

3. Term and Termination.

3.01 This Agreement shall commence as of the date hereof and continue until the earlier of (i) the date which is one year after the licensure and certification of the last of the New Facilities, or (ii) two (2) years from the date of this Agreement.

3.02 This Agreement may be terminated (i) at any date as may be mutually agreed upon in writing between WCO DP and FDG, or (ii) by the non-breaching party, if one party breaches a material provision of this Agreement and such breach has not been cured within thirty (30) days of written notice thereof.

4. Miscellaneous.

4.01 In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of this Agreement, which shall remain in full force and effect and enforceable in accordance with its terms.

4.02 Both parties shall promptly and duly execute and deliver to the other such further documents and assurances and take such actions as such party may reasonably request in order to more fully carry out the intent and purposes of this Agreement.

4.03 WCO DP may have one or more affiliated entities acquire and own the New Facilities and lease the New Facilities to OACC (and for purposes of this Agreement "WCO DP" shall include any such affiliated entities).

4.04 This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee, applicable to contracts entered into and to be performed wholly within the State of Tennessee.

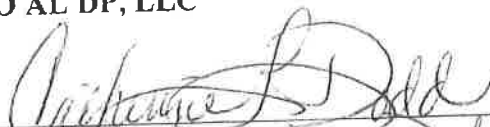
SUPPLEMENTAL #1

November 20, 2015

3:30 pm

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first above written.

WCO AL DP, LLC

By: 
Name: Catherine L. Doda
Title: Executive Director

FACILITIES DEVELOPMENT GROUP, LLC

By: _____
Name:
Title:

November 20, 2015


3:30 pm

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first above written.

WCO AL DP, LLC

By: _____
Name:
Title:

FACILITIES DEVELOPMENT GROUP, LLC

By: 
Name: RICHARD BROWN
Title: PRINCIPAL

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Exhibit A
Description of New Facilities

A one-story, fully accessible family home of approximately 2,800 square feet with four bedrooms, combination living/dining room, kitchen, laundry, office, and associated storage areas. The home will also have two large, fully accessible bathrooms, one half bath, and a residential sprinkler system. It will be constructed of brick and siding with a pitched asphalt shingle roof.

November 20, 2015**3:30 pm**

Exhibit B
Description of Properties

1. ____ Chuckey Pike, Greeneville, Tennessee 37641 (This site does not currently have a separate street address, but is approximately 2.72 acres located on the east side of Chuckey Pike in Greene County, Tennessee, approximately 0.05 mile north of the intersection of Chuckey Pike and Earnest Road (also described as Parcel 089 069.00 in the records of the Greene County Tax Assessor))
2. ____ East Church Street, Greeneville, Tennessee 37743. This site does not currently have a separate street address, but is approximately 1.37 acres in the west half of a 2.72-acre parcel located on the south side of East Church Street in Greene County, Tennessee, approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive (also described as portion of Parcel 099 050.04 in the records of the Greene County Tax Assessor))
3. ____ East Church Street, Greeneville, Tennessee 37743. This site does not currently have a separate street address, but is approximately 1.37 acres in the east half of a 2.72-acre parcel located on the south side of East Church Street in Greene County, Tennessee, approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive (also described as portion of Parcel 099 050.04 in the records of the Greene County Tax Assessor))
4. ____ Gamble Road, Georgetown, Tennessee 37336. This site does not currently have a separate street address, but is approximately 1.5 acres in the southeast quadrant of an approximately 15.5-acre parcel, the entire 15.5 acres currently being addressed as 7817 Gamble Road in Hamilton County, Tennessee, approximately 0.1 mile east of the intersection of Gamble Road and Tennessee Highway 58 (also described as Parcel 061 045 in the records of the Hamilton County Tax Assessor))
5. ____ Gamble Road, Chattanooga, Tennessee 37336. This site does not currently have a separate street address, but is approximately 1.5 acres in the southwest quadrant of an approximately 15.5-acre parcel, the entire 15.5 acres currently being addressed as 7817 Gamble Road in Hamilton County, Tennessee, approximately 0.1 mile east of the intersection of Gamble Road and Tennessee Highway 58 (also described as Parcel 061 045 in the records of the Hamilton County Tax Assessor))
6. ____ Bishops Bridge Road, Knoxville, Tennessee 37922. This site does not currently have a separate street address, but it is the eastern half of an approximately 2.44-acre parcel, the entire 2.44 acres currently being addressed as 1817 Bishops Bridge Road in Knox County, Tennessee, approximately 0.1 mile northeast of the intersection of Bishops Bridge Road and Sedgewick Drive (also described as Parcel 154DA00102 in the records of the Knox County Tax Assessor))
7. ____ Bishops Bridge Road, Knoxville, Tennessee 37922. This site does not currently have a separate street address, but it is the western half of an approximately 2.44-acre parcel, the entire 2.44 acres currently being addressed as 1817 Bishops Bridge Road in Knox County,

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

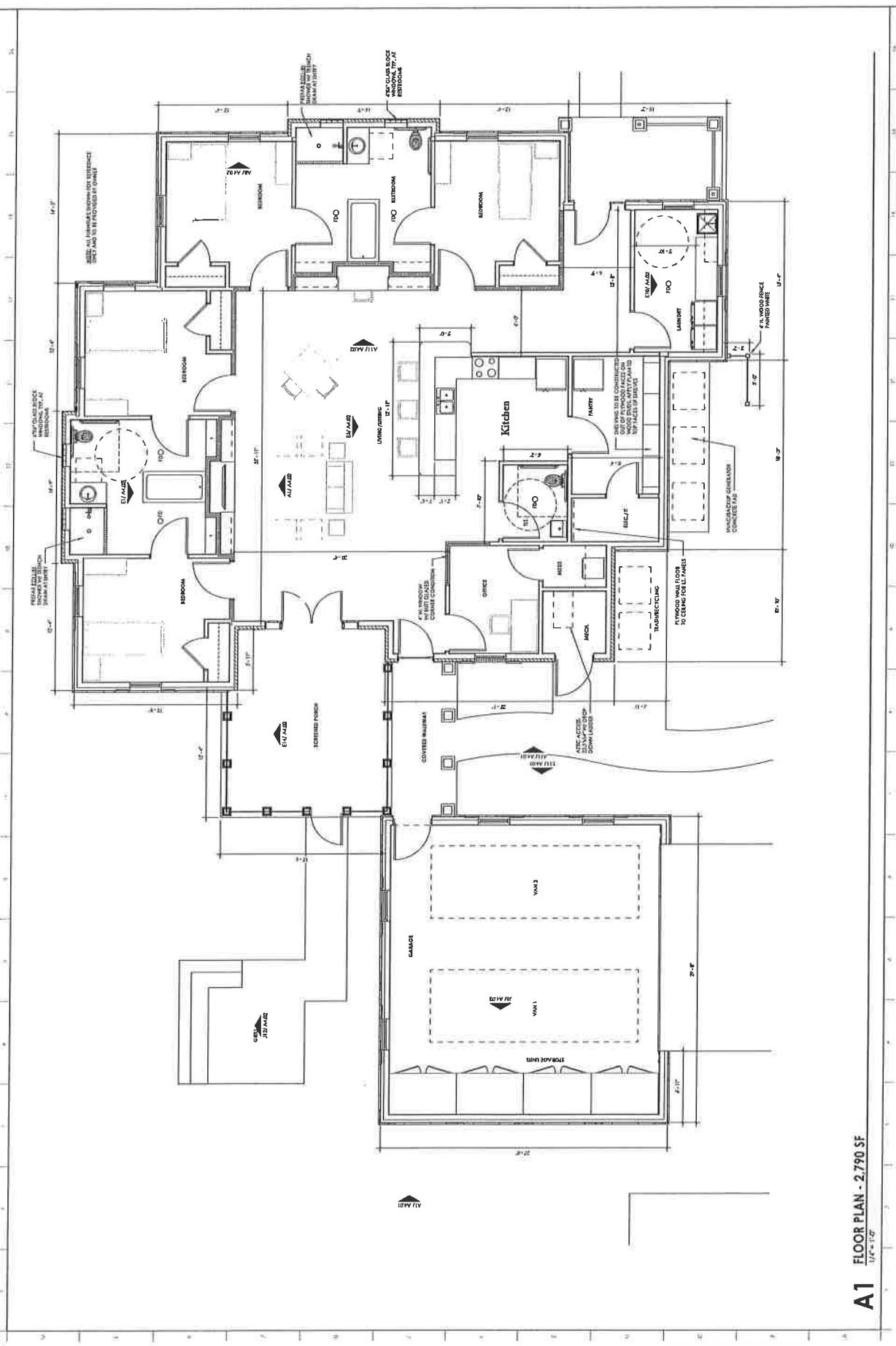
Tennessee, approximately 0.1 mile northeast of the intersection of Bishops Bridge Road and Sedgewick Drive (also described as Parcel 154DA00102 in the records of the Knox County Tax Assessor))

8. A location in Knoxville, Tennessee to be determined by the parties
9. A location in Knoxville, Tennessee to be determined by the parties

November 20, 2015

3:30 pm

Supplemental Attachment – Revised Floor Plan



A1 FLOOR PLAN - 2,790 SF
1/4" = 1'-0"

SUPPLEMENTAL #1

November 20, 2015

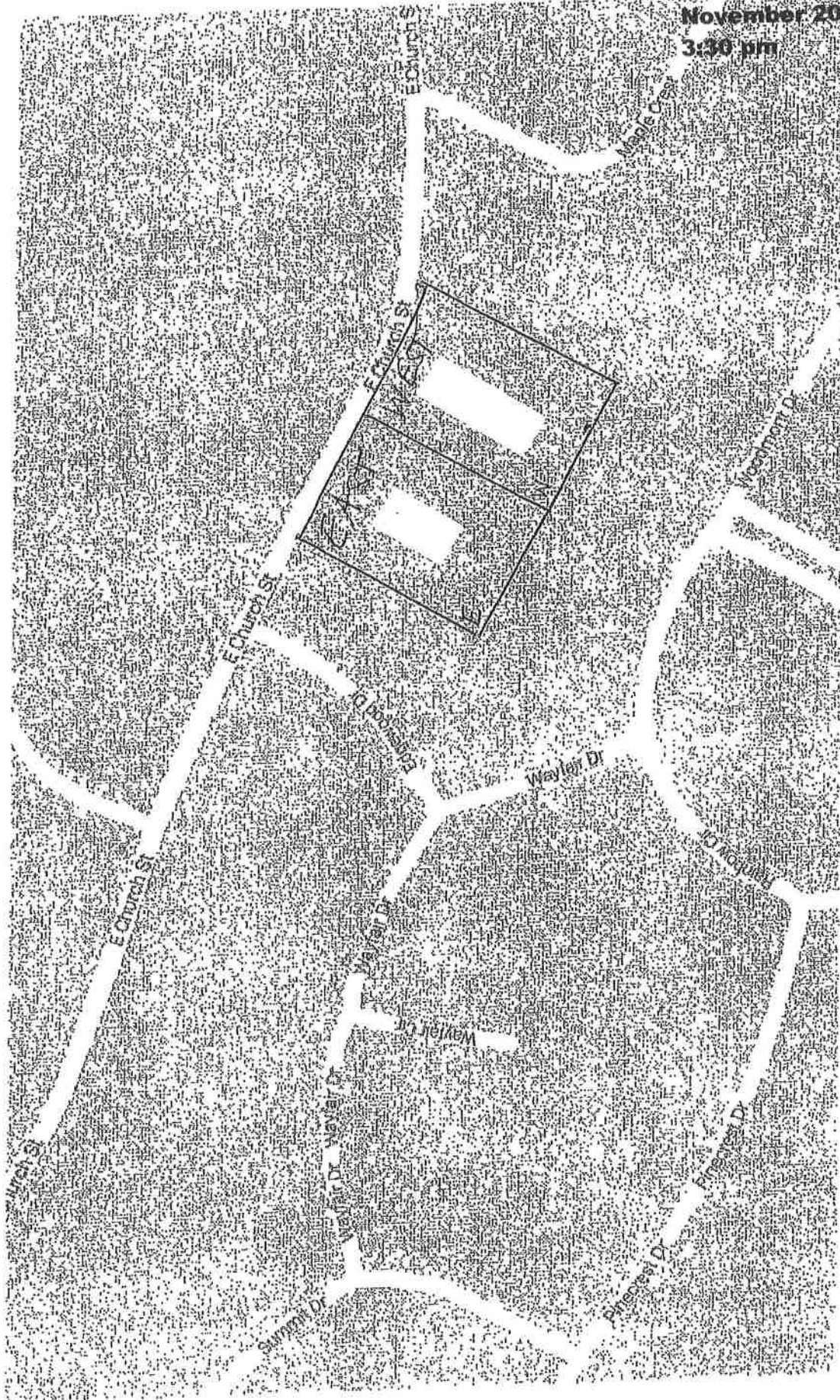
3:30 pm

Supplemental Attachment – Replacement Attachment B.III.A

SUPPLEMENTAL #1

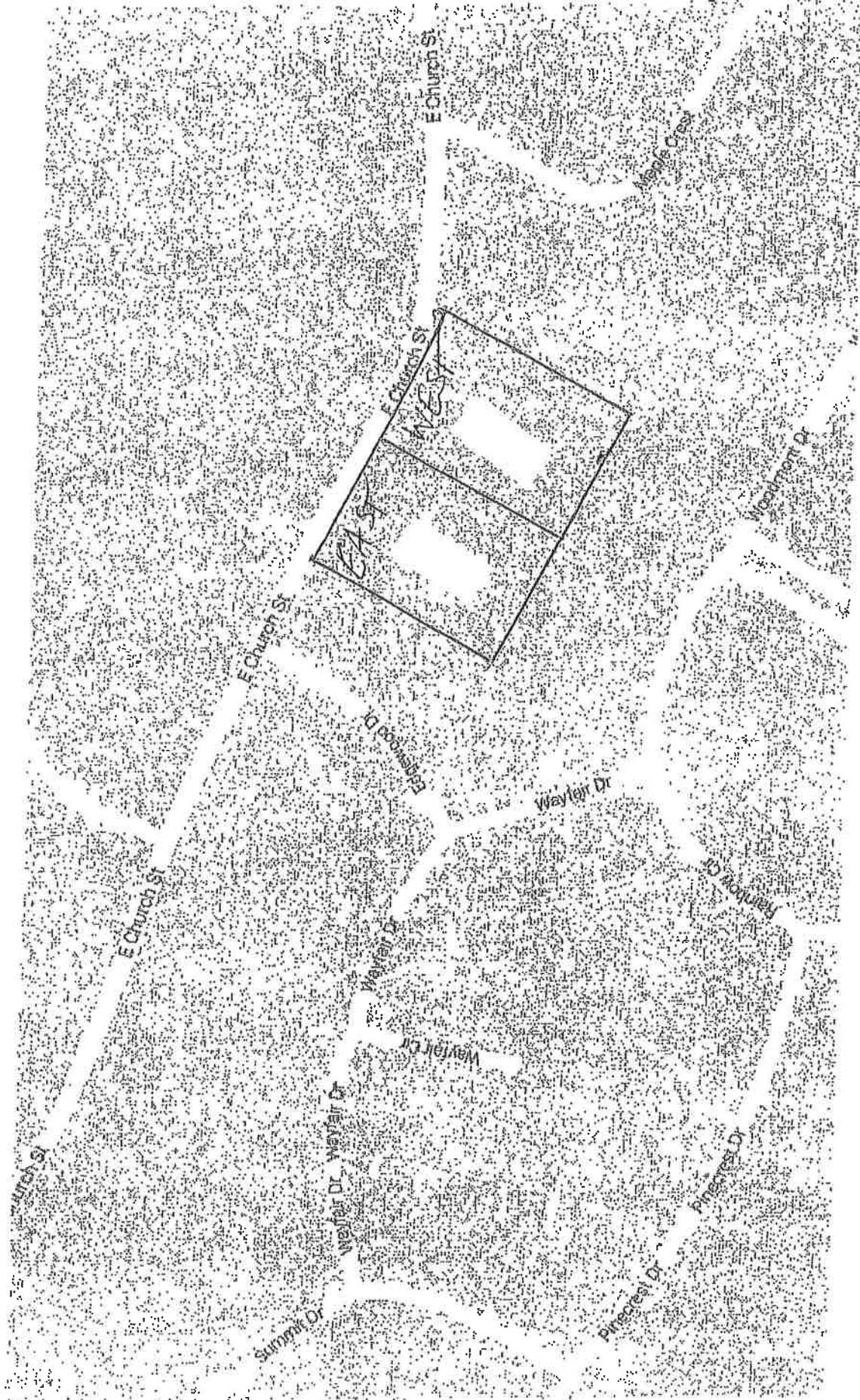
November 20, 2015

3:30 pm



November 20, 2015

3:30 pm



SUPPLEMENTAL #1

November 20, 2015

3:30 pm



F Church St

Edgewood Dr

Wayfar Dr

1000 Ave

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Replacement Attachment C. Economic Feasibility - 1

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

November 17, 2015

Freddie Vanderveer
Open Arms Care Corporation
6 Cadillac Drive, Suite 350
Brentwood, TN 37027

Re: New Homes

Dear Freddie:

It is my pleasure to submit this letter outlining the new 4- bed homes to be constructed in the State of Tennessee. The homes will be new construction 2,800 square foot, 4-bed ICF/IID facilities. We have worked diligently to accommodate the needs of the future residents, and have taken into account their special requirements in designing the homes

My initial estimate is that construction of each home will cost in the range of \$595,000 - \$750,000, which includes an allowance of \$25,000 for landscaping and irrigation. This estimate represents what it will cost to construct the project, and to provide a physical environment, according to the applicable federal, state, and local construction codes, standards, specifications, and requirements. The physical environment will conform to applicable federal standards, manufacturer's specifications, Americans with Disabilities Act (ADA), and licensing agencies' requirements including the newest AIA Guidelines for Design and Construction of Hospital and Health Care Facilities. Civil design will be incorporated on a per site basis as the lots become available. The commercial grade materials on the interior and exterior are subject to change on a per lot basis.

Sincerely,



Dave Johnston AIA
Principal



AUSTIN
HOUSTON
NASHVILLE

211 Union
Nashville Tennessee 37201
615 248 4400 V
615 248 4401 F

www.stgdesign.com

November 20, 2015

3:30 pm

Supplemental Attachment – Replacement Attachment C. Economic Feasibility – 2

November 20, 2015**3:30 pm**

SERVISFIRST BANK
The Tower
611 Commerce Street
Suite 3131
Nashville, Tennessee 37203
servisfirstbank.com

November 20, 2015

Ms. Melanie Hill
Executive Director
Tennessee Health and Development Services Agency
502 Deaderick Street, 9th Floor
Nashville, TN 37242



RE: Financing Letter of Interest for construction and permanent financing of 9 new residential homes for Open Arms Care Corporation.

Dear Ms. Hill :

I am writing in regards to my recent discussions with the senior management team of Facilities Development Group and Open Arms Care Corporation concerning construction and permanent financing for up to \$8,000,000; for 9 residential homes associated with a Certificate of Need Application for the transition of residents from Greene Valley Development Center.

On behalf of ServisFirst Bank (the "Bank"), I am pleased to advise you of the Bank's intent to extend to Facilities Development Group, LLC (the "Borrower") an up to \$8,000,000 Term Loan Credit Facility (the "Credit Facility"). The Credit Facility is expected to mature 7 years from closing and will be utilized for the construction and permanent financing of up to 9 residential homes for lease to Open Arms Care Corporation. Open Arms Care Corporation would use the homes to establish and operate up to 9 ICF / IDD facilities for patients transitioning from Greene Valley Development Center. The Credit Facility would be subject to an aggregate loan to value customary for this financing type. Based on current market conditions and the anticipated loan to value ratio, the interest rate on the Credit Facility is anticipated to be between 7.75% and 8.25%. The Credit Facility would include security documentation typical for a transaction of this type, including deeds of trust, and assignments of leases. It would also be subject to provisions substantially similar to the Credit Facilities currently in place for Facilities Development Group and its loan for facilities operated by Open Arms Care Corporation, as well as conditions precedent, terms, loan covenants, and performance ratios that are standard for a transaction of this type (for example, a ratio of cash flow to fixed charges of not less than 1.15 to 1.00 is required in the current Credit Facility documents).

November 20, 2015**3:30 pm**

ServisFirst Bank very much looks forward to working with Facilities Development Group and Open Arms Care Corporation on this important project. Please feel free to contact me if you have any questions or need additional information from the Bank.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Berrell', with a long horizontal flourish extending to the right.

Bill Berrell
Senior Vice President
Director, Healthcare Banking

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Replacement Attachment C. Economic Feasibility – 3

November 20, 2015**3:30 pm****Greeneville #3 East Church Street (East) Facility and Other Recently Approved
ICF/IIDs****Cost Per Square Foot of Construction**

Facility	Address	Year	Project No.	Cost per Sq.Ft.
Applicant's Facility	East Church Street Greeneville, TN 37743	2015	CN1511-050	\$231.25
Bradley/Cleveland Services	764 Old Chattanooga Pike, SW Cleveland, TN 37311	2008	CN0809-064	\$140
RHA/Trenton MR, Inc.	Site B, 1132 High Street Trenton, TN 38382	2008	CN0811-110	\$127
Comcare, Inc.	32 Whirlwind Road Greeneville, TN 37743	2008	CN0812-117	\$92

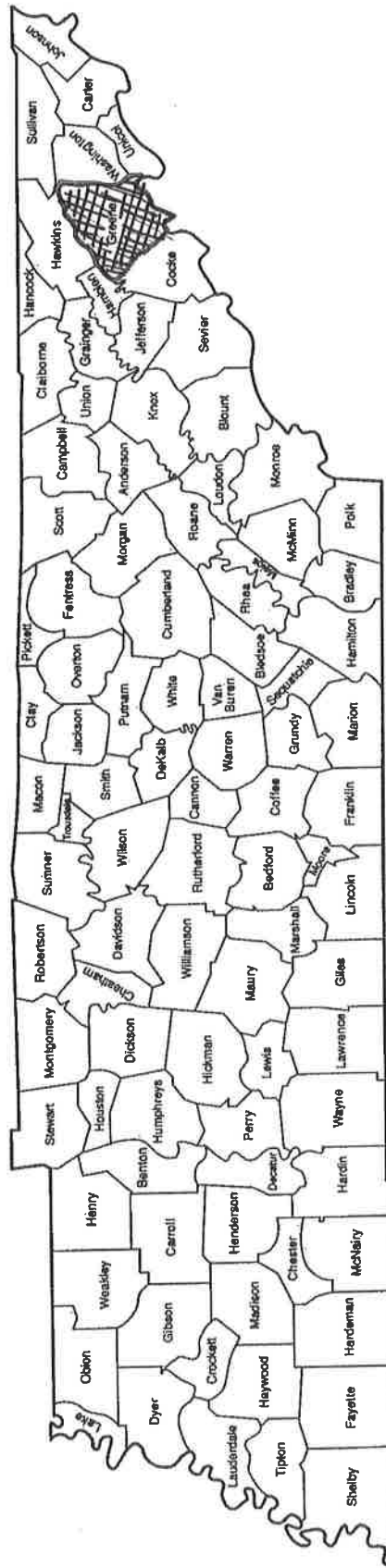
SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Revised Service Area Map

Greene County, Tennessee



SUPPLEMENTAL #1

November 20, 2015

3:30 pm

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Service Area ICF/IID Facilities

SUPPLEMENTAL #1**November 20, 2015****3:30 pm****Distances Between Greeneville #3 East Church Street (East)
and Other Greene County ICF/IID Facilities**

Facility Name	ICF/IID Facility Address	Miles
Redbud	803 Redbud Drive, Greeneville, TN 37743	0.8
Buckingham #2	2497 Buckingham Road, Greeneville, TN 37743	1.1
Buckingham #3	2499 Buckingham Road, Greeneville, TN 37743	1.1
Wexler Manor	32 Whirlwind Road, Greeneville, TN 37743	2.2
Whirlwind	120 Whirlwind Road, Greeneville, TN 37743	2.4
Dyer Street	102 Dyer Street, Greeneville, TN 37745	3.6
Tusculum	479 Erwin Highway, Greeneville, TN 37745	3.8
Marshall	118 Marshall Lane, Greeneville, TN 37743	3.9
Asheville Highway #1	2156 Asheville Highway, Greeneville, TN 37643	4.7
Amity	633 Amity Road, Greeneville, TN 37643	4.9
Asheville Highway #2	2324 Asheville Highway, Greeneville, TN 37643	5.1
Burkey	8 Burkey Road, Greeneville, TN 37743	5.3
Meadowbrook	855 Meadowbrook Road, Afton, TN 37616	7.0
Stone Dam #3	590 Stone Dam Road, Chuckey, TN 37641	7.3
Stone Dam #2	744 Stone Dam Road, Chuckey, TN 37641	7.7
Rambo	645 Rambo Road, Greeneville, TN 37743	8.4
Chuckey Pike	3960 Chuckey Pike, Chuckey, TN 37641	9.4
Susong #1	2105 Susong Road, Greeneville, TN 37643	9.5
Susong #2	2107 Susong Road, Greeneville, TN 37643	9.5
Horse Creek	143 Delzie Randolph Road, Chuckey, TN 37641	9.8
Buckingham #1	2495 Buckingham Road, Greeneville, TN 37743	1.1

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Revised Project Cost Chart

November 20, 2015

3:30 pm

PROJECT COST CHART

A. Construction and equipment acquired by purchase	
1. Architectural and Engineering Fees	
2. Legal, Administrative (Excluding CON Filing Fee), Consultant Fees	\$15,000
3. Acquisition of Site	
4. Preparation of Site	
5. Construction Costs	
6. Contingency Fund	\$ 24,424
7. Fixed Equipment (Not included in Construction Contract)	
8. Moveable Equipment (List all equipment over \$50,000)	
9. Other	
B. Acquisition by gift, donation, or lease	
1. Facility (inclusive of building and land) *	\$ 1,327,500
2. Building only	
3. Land only	
4. Equipment (Specify) <u>all FF&E is included in the Facility Lease</u>	
5. Other (Specify)	
C. Financing Costs and Fees	
1. Interim Financing	
2. Underwriting Costs	
3. Reserve of One Year's Debt Service	
4. Other (Specify)	
D. Estimated Project Cost (A+B+C+)	
	\$ 1,366,924
E. CON Filing Fee	
	\$ 3,076
F. Total Estimated Project Cost (D+E)	
	\$ 1,370,000
TOTAL	
	\$1,370,000

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

*The Lease has an anticipated term of 15 years at an anticipated rent of \$88,500 per year, for a total of \$1,327,500.

Estimated acquisition, development and construction costs (inclusive) for the leased facility are:

Acquisition of site	19,500
Architectural and engineering fees	32,000
Preparation of site	80,000
Construction costs	647,500
Landscaping and irrigation	25,000
Contingency fund	56,000
Furnishings and equipment	<u>25,000</u>
TOTAL	885,000

Supplemental Attachment – Revised Project Data Chart

SUPPLEMENTAL #1**November 20, 2015****3:30 pm****PROJECTED DATA CHART**

Give information for the two (2) years following the completion of this proposal. The fiscal year begins in January (Month).

	Year <u>1</u> 1460 bed days	Year <u>2</u> 1460 bed days
A. Utilization Data (Specify unit of measure)		
B. Revenue from Services to Patients		
1. Inpatient Services	\$ 1,157,833	\$ 1,180,990
2. Outpatient Services		
3. Emergency Services		
4. Other Operating Revenue (Specify) _____		
Gross Operating Revenue	\$ 1,157,833	\$ 1,180,990
C. Deductions from Gross Operating Revenue		
1. Contractual Adjustments	\$	\$
2. Provision for Charity Care		
3. Provisions for Bad Debt		
Total Deductions	\$ 0	\$ 0
NET OPERATING REVENUE	\$ 1,157,833	\$ 1,180,990
D. Operating Expenses		
1. Salaries and Wages	\$ 639,781	\$ 652,577
2. Physician's Salaries and Wages		
3. Supplies		
4. Taxes		
5. Depreciation		
6. Rent	88,500	90,270
7. Interest, other than Capital		
8. Management Fees:		
a. Fees to Affiliates	60,360	61,567
b. Fees to Non-Affiliates	369,192	376,576
9. Other Expenses (Specify) <u>(see attached)</u>		
Total Operating Expenses	\$ 1,157,833	\$ 1,180,990
E. Other Revenue (Expenses) -- Net (Specify)	\$	\$
NET OPERATING INCOME (LOSS)	\$ 0	\$ 0
F. Capital Expenditures		
1. Retirement of Principal	\$	\$
2. Interest		
Total Capital Expenditures	\$ 0	\$ 0
NET OPERATING INCOME (LOSS)	\$ 0	\$ 0
LESS CAPITAL EXPENDITURES	\$	\$

SUPPLEMENTAL #1

November 20, 2015

3:30 pm

Supplemental Attachment – Proof of Publication

The Greenville Sun

Place your ad by calling 423.638.4185 Fax to 423.638.7348 • Online at GreenvilleSun.com

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on November 20, 2015 at 1:00PM local time, at the front door, Greene County Courthouse, 101 S. Main Street, Greenville, Tennessee, pursuant to Deed of Trust executed by Robert A. Noyes and Kathleen M. Noyes, to Recourse Real Estate Services, LLC, Trustee, on October 18, 2007, at Book 154A, Page 217, instrument No. 0901295, all of record in the Greene County Register's Office.

Partly entitled to enforce security interest. Citi Bank, N.A., its successors and assigns.

The following real estate located in Greene County, Tennessee, will be sold to the highest cash bidder subject to all unpaid taxes, prior liens and encumbrances of record.

A CERTAIN TRACT OR PARCEL OF LAND IN GREENE COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEGINNING ON A FENCE POST IN THE NORTHWESTLY CORNER OF THE INTERSECTION OF BROWN SPRINGS ROAD, CORNER TO PROPERTY OF C. L. HAZEN, THENCE LEAVING BROWN SPRINGS ROAD AND WITH THE HAZEN LINE, NORTH 41 DEG. 41 MIN. 00 SEC. WEST, 14.8 FEET TO AN IRON PIN SET, THENCE NORTH 38 DEG. 12 MIN. 00 SEC. EAST, 13.81 FEET TO AN IRON PIN SET, THENCE NORTH 38 DEG. 12 MIN. 00 SEC. EAST, 13.81 FEET TO A FENCE POST SET IN THE LINE OF CAME HARTMAN, THENCE WITH THE HARTMAN LINE, SOUTH 47 DEG. 11 MIN. 00 SEC. EAST, 118.4 FEET TO A FENCE POST IN THE NORTHWESTLY CORNER OF WAY LINE OF BROWN SPRINGS ROAD, THENCE WITH SAID NORTH OF WAY LINE, TO A GENERALLY SOUTHWESTLY DIRECTION, APPROXIMATELY 137 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF INTERLAND SURVEYING, INC. S. 1996.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 1915 BROWN SPRING ROAD, GREENEVILLE, TENNESSEE 37743.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED JANUARY 10, 2000, NO. 100 RECORDED AMONG THE LAND RECORDS OF GREENE COUNTY IN BOOK PAGE 150, WAS GRANTED AND CONVEYED BY EDWARD A. NEHRING, KATHLEEN M. NEHRING, AND EDWARD A. NEHRING, JR., UNITS EDWARD A. NEHRING, JR. AND KATHLEEN M. NEHRING, TRUSTEES ON TRUST SUCCESSIONS IN TRUST, UNDER THE EDWARD A. NEHRING JR. AND KATHLEEN M. NEHRING REVOCABLE LIVING TRUST.

Parcel Number: 0720102

Current Owner(s) of Property: Edward A. Nehring Jr. or Kathleen M. Nehring, Trustee(s) of the Edward A. Nehring Jr. and Kathleen M. Nehring Revocable Living Trust.

Other interested parties: Secretary of Housing and Urban Development

Street Address: 1915 Brown Springs Rd, Greenville, Tennessee 37743

Any property address provided is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

All right of equity of redemption, statutory and otherwise, and foreclosed are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Shapiro & Ingle, LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to the sale and any other bidder. Insufficient funds will not be accepted.

Amounts received in excess of the winning bid will be refunded to the successful bidder at the time the foreclosure sale is held.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be recorded at any time.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership Substitute Trustee

10130 Penrose Parkway, Suite 400

Charlotte, NC 28216

Phone: (704) 333-8107

Fax: (704) 333-8156

www.shapiro-ingle.com

File No. 15-10254

11/6/15, 11/13/15, 11/20/15

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated March 22, 2007, and the Deed of Trust of even date securing the same, recorded April 11, 2007, at Book 187A, at Page 208 and re-recorded on April 16, 2007, at Book 187A, at Page 207, in the Office of the Register of Deeds for Greene County, Tennessee, executed by Brooke Laws and Carol Laws, conveying certain property therein described to American One Company, Inc., as Trustee for American One Company, Inc., and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Greene County Court, 2007-1, with November 8, 2015 on or about 3:30 PM, central standard time, at the Greene County Courthouse, Greenville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, subject to the satisfaction of the sale, or credit bid from a bank or other lending institution pre-approved by the Successor Trustee. The sale is free from all encumbrances, except as expressly waived in the Deed of Trust, said property being real estate situated in Greene County, Tennessee, and being more particularly described as follows:

Stake in the 22nd Civil District of Greene County, Tennessee, and being more particularly described as follows: Being Lot 22 of the Betty Jones Farm as shown by Survey recorded in Plat Cadastre A, Side 17A, and 25C, in the Register's Office for Greene County, Tennessee.

ALSO KNOWN AS: 1611 BROWN ROAD, AKA 37410

This sale is subject to all matters shown on any applicable recorded plat, any unpaid taxes, any restrictive covenants, easements, or setback lines that may be applicable, any statutory rights of redemption of any governmental agency, state or federal, any prior liens or encumbrances as well as any party claiming a future right, and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

BROOKS LAWS

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjust the day of the sale to another day, time, and place without further publication, upon announcement at the time and place for the sale set forth above. WEA No. 24078

DATED October 14, 2015

WILSON & ASSOCIATES, P.L.L.C.,

Successor Trustee

FOR SALE INFORMATION, VISIT WWW.MYFIR.COM AND WWW.REALTY-TRAC.COM

10-2015, 11/20/15, 11/27/15

Substitute Trustee's Sale

Sale at public auction will be on November 20, 2015 at 1:00PM local time, at the front door, Greene County Courthouse, 101 S. Main Street, Greenville, Tennessee, pursuant to Deed of Trust executed by Charles Bower and Michelle Bower, to FHLB, Inc., Trustee, on March 28, 2007 at Book 423A, Page 748, instrument No. 0709160, all of record in the Greene County Register's Office.

Partly entitled to enforce security interest. Citi Bank, N.A., its successors and assigns.

The following real estate located in Greene County, Tennessee, will be sold to the highest cash bidder subject to all unpaid taxes, prior liens and encumbrances of record.

STAKE in the 18th Civil District of Greene County, Tennessee, and being

Tract No. 2 of the Debra L. Bower Property, a Division of K&M Real Estate, Inc., a portion of which is a part of the Debra L. Bower Property, a Division of K&M Real Estate, Inc., as shown by Survey recorded in Plat Cadastre A, Side 17A, in the Register's Office for Greene County, Tennessee, and being more particularly described as follows:

Stake in the 18th Civil District of Greene County, Tennessee, and being all of Lots 12 and 13 of the Jack Hampton Subdivision, a plat of which is of record in Plat Cadastre A, Side 130, in the Register's Office for Greene County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northern right-of-way line of a gravel County Road and extending to Lot No. 8, thence with the line of Lot No. 8, North 65 deg. 25 min. West 150.0 feet to a point, corner to Lot No. 8, thence with the line of Lot No. 8, North 25 deg. 03 min. East 198.0 feet to a point in the Western right-of-way line of a gravel County Road, thence with same, South 63 deg. 25 min. East 150.0 feet to a point, thence South 25 deg. 03 min. West 198.0 feet to a point of beginning, according to survey of David E. Allen, dated October 1, 1984.

This conveyance is subject to and any and all restrictions, easements, setbacks, conditions, plat of record, and encumbrances of record in the Register's Office for the above-said County.

Being the same property conveyed to Debra L. Bower by Deed dated January 20, 2007, of record in Book 387, Page 219, Register's Office for Greene County, Tennessee.

Said property address is 1185 Valley Road, Lenoire, TN 37681.

CLT 1-28-10-12.

Parcel Number: 038 018 15

Current Owner(s) of Property: Debra L. Kierczak

Street Address: 1185 Valley Rd, Lenoire, Tennessee 37681

Any property address provided is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

All right of equity of redemption, statutory and otherwise, and foreclosed are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Shapiro & Ingle, LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to the sale and any other bidder. Insufficient funds will not be accepted.

Amounts received in excess of the winning bid will be refunded to the successful bidder at the time the foreclosure sale is held.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be recorded at any time.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership Substitute Trustee

10130 Penrose Parkway, Suite 400

Charlotte, NC 28216

Phone: (704) 333-8107

Fax: (704) 333-8156

www.shapiro-ingle.com

File No. 15-10254

11/6/15, 11/13/15, 11/20/15

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1001 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities (ICF/IID), to be managed by Integra Behavioral Health, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such as to be approximately 1.37 acres, which is located on the east side of Cherokee Road, Greenville (Greene County), Tennessee 37641, which is located approximately 0.05 mile north of the intersection of Cherokee Road and Forest Road, and also described as Parcel 0810810 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Smith, Esq., who may be reached at Bradley Arant Smith Curran & Kemp LLP, 1800 Overton Street, Suite 700, Nashville, Tennessee 37203. Mr. Smith's telephone number is (615) 252-2361 and his e-mail address is msmith@brak.com.

Upon written request by interested parties, a local fact-finding hearing will be conducted. Written requests for hearing should be sent to:

Health Services and Development Agency
Andrew Jackson Building, 9th Floor
503 Davidson Street
Nashville, Tennessee 37243

(A) Any health care institution wishing to oppose a Certificate of Need application must file a written notice with the Health Services and Development Agency no later than fifteen (15) days before the regularly scheduled Health Services and Development Agency meeting at which the application is originally scheduled; and (B) Any other person wishing to oppose the application must file a written objection with the Health Services and Development Agency at or prior to the consideration of the application by the Agency.

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated December 20, 2011, and the Deed of Trust of even date securing the same, recorded December 23, 2011, at Book 505A, at Page 858, in the Office of the Register of Deeds for Greene County, Tennessee, executed by Debra W. Stewart and Benjamin J. Stewart, conveying certain property therein described to Reliance First Bank, N.A., as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Wells Fargo Bank, N.A., its successors and assigns, and the undersigned, Shapiro & Ingle, LLP, having been appointed Successor Trustee by Greene County Court, 2011-1, with November 8, 2015 on or about 3:30 PM, central standard time, at the Greene County Courthouse, 101 South Main Street, Greenville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, subject to the satisfaction of the sale, or credit bid from a bank or other lending institution pre-approved by the Successor Trustee. The sale is free from all encumbrances, except as expressly waived in the Deed of Trust, said property being real estate situated in Greene County, Tennessee, and being more particularly described as follows:

Stake in the 2nd Civil District of Greene County, Tennessee, and being more particularly described as follows: Being Lot 1 of the property of Ray Deane, a Division of American One Company, Inc., as shown by Survey recorded in Plat Cadastre A, Side 17A, in the Register's Office for Greene County, Tennessee.

ALSO KNOWN AS: 1035 Flag Branch Road, Greenville, TN 37743

This sale is subject to all matters shown on any applicable recorded plat, any unpaid taxes, any restrictive covenants, easements, or setback lines that may be applicable, any statutory rights of redemption of any governmental agency, state or federal, any prior liens or encumbrances as well as any party claiming a future right, and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

SHASTA W. STEWART

BENJAMIN J. STEWART

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjust the day of the sale to another day, time, and place without further publication, upon announcement at the time and place for the sale set forth above. WEA No. 20941

DATED October 21, 2015

WILSON & ASSOCIATES, P.L.L.C.,

Successor Trustee

FOR SALE INFORMATION, VISIT WWW.MYFIR.COM AND WWW.REALTY-TRAC.COM

10-2015, 11/20/15, 11/27/15

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on November 20, 2015 at 1:00PM local time, at the front door, Greene County Courthouse, 101 S. Main Street, Greenville, Tennessee, pursuant to Deed of Trust executed by Charles Bower and Michelle Bower, to FHLB, Inc., Trustee, on March 28, 2007 at Book 423A, Page 748, instrument No. 0709160, all of record in the Greene County Register's Office.

Partly entitled to enforce security interest. Citi Bank, N.A., its successors and assigns.

The following real estate located in Greene County, Tennessee, will be sold to the highest cash bidder subject to all unpaid taxes, prior liens and encumbrances of record.

STAKE in the 18th Civil District of Greene County, Tennessee, and being

Tract No. 2 of the Debra L. Bower Property, a Division of K&M Real Estate, Inc., a portion of which is a part of the Debra L. Bower Property, a Division of K&M Real Estate, Inc., as shown by Survey recorded in Plat Cadastre A, Side 17A, in the Register's Office for Greene County, Tennessee, and being more particularly described as follows:

Stake in the 18th Civil District of Greene County, Tennessee, and being all of Lots 12 and 13 of the Jack Hampton Subdivision, a plat of which is of record in Plat Cadastre A, Side 130, in the Register's Office for Greene County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northern right-of-way line of a gravel County Road and extending to Lot No. 8, thence with the line of Lot No. 8, North 65 deg. 25 min. West 150.0 feet to a point, corner to Lot No. 8, thence with the line of Lot No. 8, North 25 deg. 03 min. East 198.0 feet to a point in the Western right-of-way line of a gravel County Road, thence with same, South 63 deg. 25 min. East 150.0 feet to a point, thence South 25 deg. 03 min. West 198.0 feet to a point of beginning, according to survey of David E. Allen, dated October 1, 1984.

This conveyance is subject to and any and all restrictions, easements, setbacks, conditions, plat of record, and encumbrances of record in the Register's Office for the above-said County.

Being the same property conveyed to Debra L. Bower by Deed dated January 20, 2007, of record in Book 387, Page 219, Register's Office for Greene County, Tennessee.

Said property address is 1185 Valley Road, Lenoire, TN 37681.

CLT 1-28-10-12.

Parcel Number: 038 018 15

Current Owner(s) of Property: Debra L. Kierczak

Street Address: 1185 Valley Rd, Lenoire, Tennessee 37681

Any property address provided is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

All right of equity of redemption, statutory and otherwise, and foreclosed are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Shapiro & Ingle, LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to the sale and any other bidder. Insufficient funds will not be accepted.

Amounts received in excess of the winning bid will be refunded to the successful bidder at the time the foreclosure sale is held.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be recorded at any time.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership Substitute Trustee

10130 Penrose Parkway, Suite 400

Charlotte, NC 28216

Phone: (704) 333-8107

Fax: (704) 333-8156

www.shapiro-ingle.com

File No. 15-10254

11/6/15, 11/13/15, 11/20/15

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1001 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities (ICF/IID), to be managed by Integra Behavioral Health, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such as to be approximately 1.37 acres, which is located on the east side of the parcel of approximately 2.74 acres located on the south side of East Church Street, Greenville (Greene County), Tennessee 37643, which is located approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive, and also described as a portion of Parcel 089 004 04 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Smith, Esq., who may be reached at Bradley Arant Smith Curran & Kemp LLP, 1800 Overton Street, Suite 700, Nashville, Tennessee 37203. Mr. Smith's telephone number is (615) 252-2361 and his e-mail address is msmith@brak.com.

Upon written request by interested parties, a local fact-finding hearing will be conducted. Written requests for hearing should be sent to:

Health Services and Development Agency
Andrew Jackson Building, 9th Floor
503 Davidson Street
Nashville, Tennessee 37243

(A) Any health care institution wishing to oppose a Certificate of Need application must file a written notice with the Health Services and Development Agency no later than fifteen (15) days before the regularly scheduled Health Services and Development Agency meeting at which the application is originally scheduled; and (B) Any other person wishing to oppose the application must file a written objection with the Health Services and Development Agency at or prior to the consideration of the application by the Agency.

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1001 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities (ICF/IID), to be managed by Integra Behavioral Health, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such as to be approximately 1.37 acres, which is located on the east side of the parcel of approximately 2.74 acres located on the south side of East Church Street and Edgewood Drive, and also described as a portion of Parcel 089 004 04 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Smith, Esq., who may be reached at Bradley Arant Smith Curran & Kemp LLP, 1800 Overton Street, Suite 700, Nashville, Tennessee 37203. Mr. Smith's telephone number is (615) 252-2361 and his e-mail address is msmith@brak.com.

Upon written request by interested parties, a local fact-finding hearing will be conducted. Written requests for hearing should be sent to:

Health Services and Development Agency
Andrew Jackson Building, 9th Floor
503 Davidson Street
Nashville, Tennessee 37243

(A) Any health care institution wishing to oppose a Certificate of Need application must file a written notice with the Health Services and Development Agency no later than fifteen (15) days before the regularly scheduled Health Services and Development Agency meeting at which the application is originally scheduled; and (B) Any other person wishing to oppose the application must file a written objection with the Health Services and Development Agency at or prior to the consideration of the application by the Agency.

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on November 20, 2015 at 1:00PM local time, at the front door, Greene County Courthouse, 101 S. Main Street, Greenville, Tennessee, pursuant to Deed of Trust executed by Debra L. Kierczak, to Southern Bank & Trust, Inc., Trustee, on October 31, 2009 at Book 304A, Page 246, instrument No. 0901295, all of record in the Greene County Register's Office.

Partly entitled to enforce security interest. U.S. Bank National Association, as trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AED 2006-HS1 Asset Backed Pass Through Certificate, Series AED 2006-HS1, its successors and assigns.

The following real estate located in Greene County, Tennessee, will be sold to the highest cash bidder subject to all unpaid taxes, prior liens and encumbrances of record.

Stake in the 18th Civil District of Greene County, Tennessee, and being all of Lots 12 and 13 of the Jack Hampton Subdivision, a plat of which is of record in Plat Cadastre A, Side 130, in the Register's Office for Greene County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northern right-of-way line of a gravel County Road and extending to Lot No. 8, thence with the line of Lot No. 8, North 65 deg. 25 min. West 150.0 feet to a point, corner to Lot No. 8, thence with the line of Lot No. 8, North 25 deg. 03 min. East 198.0 feet to a point in the Western right-of-way line of a gravel County Road, thence with same, South 63 deg. 25 min. East 150.0

The Greeneville Sun

Classifieds

Place your ad by calling 423.638.4185 Fax to 423.638.7348 • Online at GreenvilleSun.com

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on November 20, 2015 at 1:30PM local time, at the front door, Greene County Courthouse, 101 S. Main Street, Greeneville, Tennessee, pursuant to Deed of Trust executed by Edward A. Nehring III and Kathleen M. Nehring, to Resource Real Estate Services, LLC, Trustee, on October 18, 2006 at Book 416A, Page 517, Instrument No. 06012973; all of record in the Greene County Register's Office. Party entitled to enforce security interest: CIT Bank, N.A., its successors and assigns. The following real estate located in Greene County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record: A CERTAIN TRACT OR PARCEL OF LAND IN GREENE COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON A FENCE POST IN THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWN SPRINGS ROAD, CORNER TO PROPERTY OF C. L. HIXSON; THENCE LEAVING BROWN SPRINGS ROAD, AND WITH THE HIXSON LINE, NORTH 45 DEG. 41 MIN. 59 SEC. WEST, 116.69 FEET TO AN IRON PIN SET; THENCE NORTH 39 DEG. 12 MIN. 50 SEC. EAST, 137.81 FEET TO AN IRON PIN SET IN THE LINE OF DANE HARTMAN; THENCE WITH THE HARTMAN LINE, SOUTH 47 DEG. 19 MIN. 03 SEC. EAST, 116.48 FEET TO A FENCE POST IN THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWN SPRINGS ROAD; THENCE WITH SAID RIGHT OF WAY LINE, IN A GENERALLY SOUTHWESTERLY DIRECTION, APPROXIMATELY 137 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF HYDERLAND SURVEYING, JUNE 5, 1996.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 1915 BROWN SPRING ROAD, GREENEVILLE, TENNESSEE 37743.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED JANUARY 18, 2000 NO. RECORDED AMONG THE LAND RECORDS OF GREENE COUNTY IN BOOK 169A PAGE 550, WAS GRANTED AND CONVEYED BY EDWARD A. NEHRING, KATHLEEN M. NEHRING, AND EDWARD A. NEHRING, JR. UNTO EDWARD A. NEHRING, III AND KATHLEEN M. NEHRING, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE EDWARD A. NEHRING III AND KATHLEEN M. NEHRING REVOCABLE LIVING TRUST. Parcel Number: 072 018 02. Current Owner(s) of Property: Edward A. Nehring III or Kathleen M. Nehring, Trustee(s) of the Edward A. Nehring III and Kathleen M. Nehring Revocable Living Trust. Other interested parties: Secretary of Housing and Urban Development. Street Address: 1915 Brown Springs Rd, Greeneville, Tennessee 37743.

Any property address provided is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control. SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION. All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified bank check made payable to or endorsed to Shapiro & Ingle, LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
Phone: (704) 333-8107
Fax: (704) 333-8156
www.shapiro-ingle.com
File No. 15-103135

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated March 22, 2007, and the Deed of Trust of even date securing the same, recorded April 1, 2002, in Book No.

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1601 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities ("ICF/IID"), to be managed by Integra Resources, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such lot to be approximately 2.72 acres, which lot is located on the east side of Chucky Pike, Greeneville (Greene County), Tennessee 37641, which is located approximately 0.05 mile north of the intersection of Chucky Pike and Earnest Road, and also described as Parcel 089 069 00 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Brent, Esq., who may be reached at Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203. Mr. Brent's telephone number is (615) 252-2361 and his e-mail address is mbrent@babc.com.

Upon written request by interested parties, a local fact-finding hearing shall be conducted. Written requests for hearing should be sent to:

Health Services and Development Agency
Andrew Jackson Building, 9th Floor
502 Deaderick Street
Nashville, Tennessee 37243

(A) Any health care institution wishing to oppose a Certificate of Need application must file a written notice with the Health Services and Development Agency no later than fifteen (15) days before the regularly scheduled Health Services and Development Agency meeting at which the application is originally scheduled; and (B) Any other person wishing to oppose the application must file written objection with the Health Services and Development Agency at or prior to the consideration of the application by the Agency. 11/6/15

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated December 20, 2011, and the Deed of Trust of even date securing the same, recorded December 21, 2011, in Book No. 505A, at Page 858, in Office of the Register of Deeds for Greene County, Tennessee, executed by Shasta W. Stewart and Benjamin J. Stewart, conveying certain property therein described to Reliable Title & Escrow LLC as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, NA.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Wells Fargo Bank, NA, will, on December 22, 2015 or on or about 11:00 AM, central standard time, at the Greene County Courthouse, 101 South Main Street, Greeneville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FQRI certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Greene County, Tennessee, and being more particularly described as follows:

Situate in the 2nd Civil District of Greene County, Tennessee, and described as follows: Being Tract No. 3 of the property of Roy Dean Parlon and Betty Parlon as shown on plat of record in Plot Cabinet A, Slide 174, Register's Office for Greene County, Tennessee.

ALSO KNOWN AS: 635 Rag Branch Road, Greeneville, TN 37743

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1601 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities ("ICF/IID"), to be managed by Integra Resources, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such lot to be approximately 1.37 acres, which lot is the east half of the parcel of approximately 2.74 acres located on the south side of East Church Street, Greeneville (Greene County), Tennessee 37743, which is located approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive, and also described as a portion of Parcel 099 050 04 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Brent, Esq., who may be reached at Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203. Mr. Brent's telephone number is (615) 252-2361 and his e-mail address is mbrent@babc.com.

Upon written request by interested parties, a local fact-finding hearing shall be conducted. Written requests for hearing should be sent to:

Health Services and Development Agency
Andrew Jackson Building, 9th Floor
502 Deaderick Street
Nashville, Tennessee 37243

(A) Any health care institution wishing to oppose a Certificate of Need application must file a written notice with the Health Services and Development Agency no later than fifteen (15) days before the regularly scheduled Health Services and Development Agency meeting at which the application is originally scheduled; and (B) Any other person wishing to oppose the application must file written objection with the Health Services and Development Agency at or prior to the consideration of the application by the Agency. 11/6/15

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1601 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities ("ICF/IID"), to be managed by Integra Resources, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such lot to be approximately 1.37 acres, which lot is the west half of the parcel of approximately 2.74 acres located on the south side of East Church Street, Greeneville (Greene County), Tennessee 37743, which is located approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive, and also described as a portion of Parcel 099 050 04 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Brent, Esq., who may be reached at Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203. Mr. Brent's telephone number is (615) 252-2361 and his e-mail address is mbrent@babc.com.

Upon written request by interested parties, a local fact-finding hearing shall be conducted. Written requests for hearing should be sent to:

November 20, 2015

3:30 pm

AFFIDAVIT

STATE OF GEORGIA

COUNTY OF FULTON

Robert J. Taylor, being first duly sworn, says that I am the applicant named in this Certificate of Need application, or the lawful agent thereof, that I have reviewed all of the supplemental information submitted herewith, and that it is true, accurate, and complete.

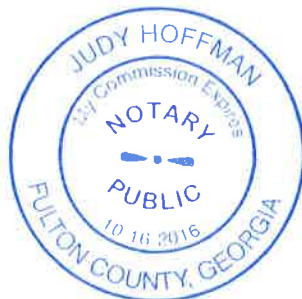
OPEN ARMS CARE CORPORATION

By: [Signature]
Name: Robert J. Taylor, IV
Title: President

Sworn to and subscribed before me, a Notary Public, this the 18 day of November, 2015, witness my hand at office in the County of FULTON, State of Georgia.

[Signature]
NOTARY PUBLIC

My commission expires 10-16-16



Supplemental #2 -ORIGINAL-

OPEN ARMS
CORPORATION

CN1511-052

**State of Tennessee****Health Services and Development Agency**

Andrew Jackson Building, 9th Floor, 502 Deaderick Street,
Nashville, TN 37243

www.tn.gov/hsda Phone: 615-741-2364/Fax:615/532-9940

November 25, 2015**12:47 pm**

November 25, 2015

Michael D. Brent

Attorney

Bradley Arant Boult Cummings, LLP

1600 Division Street, Suite 700

Nashville, Tennessee 37203

RE: Certificate of Need Application CN1511-052
Open Arms Corporation d/b/a Greeneville # 3 East Church Street (East)

Dear Mr. Brent:

This will acknowledge our November 20, 2015 receipt of your supplemental responses for a Certificate of Need for the establishment of a four (4) bed home for individuals with Intellectual Disabilities (ICF/IID) located on an unaddressed site on East Church Street, Greeneville (Greene County) Tennessee 37743.

Several items were found which need clarification or additional discussion. Please review the list of questions below and address them as indicated. The questions have been keyed to the application form for your convenience. I should emphasize that an application cannot be deemed complete and the review cycle begun until all questions have been answered and furnished to this office.

Please submit responses in triplicate by 12:00 noon, Monday, November 30, 2015. If the supplemental information requested in this letter is not submitted by or before this time, then consideration of this application may be delayed into a later review cycle.

1. Section A, Applicant Profile, Item 6

Your response to this item is noted.

- Please identify the section in the development agreement where it is stated that after converting to a permanent loan, FDG is willing to assign the commercial loan to WCO and WCO is willing to assume the loan. What will be the expected interest rate and terms of that loan agreement? Will it be the same terms as presented in the letter by Servis 1st Bank? If these items are not specifically noted in the development agreement, please either submit a revised development agreement with these items included or a letter fully executed by both parties addressing these items.

- Please provide a revised letter or addendum from Servis 1st Bank that documents willingness/acceptance of FDG assigning the loan to WCO.
- The Phase I-IV chart indicates that the transaction between FDG and WCO is selling the land and house; however isn't the transaction the assignation of the loan? Please review the chart and make any necessary corrections.

Response: Please see Supplemental Attachment – Supplemental Letter from Servis 1st Bank for Servis 1st Bank's acknowledgment of the loan assignment to WCO and Supplemental Attachment – Supplemental Letter from FDG for a letter from FDG confirming the assignment of the loan to WCO and WCO's acceptance of the assignment. Please also see Supplemental Attachment – Replacement Phase I-IV Chart.

2. Section B, Project Description, Item I.

The typical day of the resident of an ICF/IID is noted. Please indicate the nearest day treatment program in relation to the proposed project location. Please indicate the daily program hours of the day treatment program and if it is included in the per diem charge for ICF/DD services.

Response: While the applicant believes all necessary community enrichment and/or day treatment services can be provided by the applicant, in the event an alternative day treatment center is needed, the nearest one in Greene County is AKM of Tennessee, Inc. at 905 Tusculum Boulevard, Greeneville, TN 37745, located 1.5 miles away from the proposed project location. AKM of Tennessee, Inc. has program hours on Monday through Thursday from 8:00 a.m. – 4:00 p.m., and program hours on Friday from 8:00 a.m. – 12:00 p.m. Among other factors, a resident's acuity level determines whether or not residents will go to a day treatment facility or have an alternative arrangement. This cost is included in the per diem charge for ICF/IID services.

3. Section B. (Plot Plan)

The table of ICF/IID facility distances in relation to the proposed project is noted. However, since this project is an unaddressed location, how did the applicant determine the distances? Was the nearest ICF/DD facility located on 803 Redbud Drive, Greeneville that is 0.8 miles away determined by street distances or over land distances?

Response: The Applicant determined the distances by using the property description provided in the letter of intent, the management agreement, and the Option to Lease to "drop a pin" in Google Maps at the approximate location indicated. The Applicant then used Google Maps' directions feature to determine the street distance to the addresses of licensed ICF/IDD facilities in Greene County from the location of the pin. The distance to the facility on 803 Rosebud Drive, Greeneville is, therefore, a street distance.

4. Section C. (Economic Feasibility) Item 1. Project Costs Chart

The applicant submitted two R-29 pages. Please label the second R-29 pages as R-29A and resubmit.

Response: Please see Supplemental Attachment – R-29A.

5. Section C. (Economic Feasibility) Item 2.

As noted in Question 1, please provide a revised letter or addendum that documents acceptance/willingness of FDG assigning the loan to WCO.

Response: Please see Supplemental Attachment – Supplemental Letter from FDG for a letter from FDG confirming the assignment of the loan to WCO and the latter's acceptance of the assignment. Please also see Supplemental Attachment – Replacement Phase I-IV Chart.

6. Section C. (Economic Feasibility) Item 6.B

Your explanation is noted however it appears that all the Comcare and East Tennessee homes in the service area are 4 bed homes. Please provide charge data for those facilities.

Response: The charge data for private, 4-bed Greene County facilities is listed below. Charge data is based on ICF/IID statistical data reflecting established per diem rates effective late summer or early fall of the year 2014, as indicated in a November 24, 2015 email from Terry Jordan-Henley providing the information in the chart below. Rates are charged per person supported per day and are established by the Tennessee Comptroller of the Treasury. Please note that, while facility addresses are not provided, names are consistent with previously submitted information. Additionally, only rates for private, 4-bed facilities are provided, as public rates are not considered comparable by DIDD, which provided the information. As referenced in the attached email, DIDDs believe the information provided is the appropriate information for comparison purposes. Please also see Supplemental Attachment – November 24, 2015 DIDD Correspondence for correspondence from Terry Jordan-Henley noting the reason for not providing charge information for public ICF/IID's.

Greene County 4-Bed ICF Established Per Diem Rates	
	Rate
COMCARE - A	\$408.75
COMCARE - B	\$415.81
COMCARE - G	\$484.43
COMCARE - H	\$436.28
COMCARE - I	\$428.18

7. Section C (Contribution to Orderly Development) Item 3. (Current & Anticipated Staffing)

Your response to this item is noted. Replacement page 35 could not be located. Please submit replacement page 35.

Response: Please see Supplemental Attachment – R-35.

Please explain what types of disciplines are included in the "Direct Support Professionals".

Response: The Direct Support Staff category refers only to Direct Support Professionals, who assist residents in developing skills in self-help, communication, and socialization as well as training in daily living activities such as hygiene. Direct Support Professionals must have a high school diploma or GED equivalent and must receive annual CPR certification and training sessions on topics such as Crisis Prevention Intervention, Abuse and Neglect, and the American Disabilities Act.

8. Proof of Publication

Your response to this item is noted. Please submit an original full page of the newspaper in which the notice of intent appeared with the mast and dateline intact or submit a publication affidavit which is supplied by the newspaper as proof of the publication of the letter of intent.

Response: Please find attached a copy of the notarized publisher's affidavit signed by a newspaper representative and a copy of the full page of the newspaper showing the notice of intent, mast, and dateline at Supplemental Attachment – Proof of Publication. Please note that a second page "zooming in" on the notice of intent is also provided in the event that the text of notice of intent on the full newspaper page is too small.

In accordance with Tennessee Code Annotated, §68-11-1607(c) (5), "...If an application is not deemed complete within sixty (60) days after written notification is given to the applicant by the agency staff that the application is deemed incomplete, the application shall be deemed void." **For this application, the sixtieth (60th) day after written Notification is January 15, 2016. If this application is not deemed complete by this date, the application will be deemed void.** Agency Rule 0720-10-.03(4) (d) (2) indicates that "Failure of the applicant to meet this deadline will result in the application being considered withdrawn and returned to the contact person. Resubmittal of the application must be accomplished in accordance with Rule 0720-10-.03 and requires an additional filing fee." Please note that supplemental information must be submitted timely for the application to be deemed complete prior to the beginning date of the review cycle which the applicant intends to enter, even if that time is less than the sixty (60) days allowed by the statute. The supplemental information must be submitted with the enclosed affidavit, which shall be executed and notarized; please attach the notarized affidavit to the supplemental information.

If all supplemental information is not received and the application officially deemed complete prior to the beginning of the next review cycle, then consideration of the application could be delayed into a later review cycle. The review cycle for each application shall begin on the first day of the month after the application has been deemed complete by the staff of the Health Services and Development Agency.

**November 25, 2015
12:47 pm**

Any communication regarding projects under consideration by the Health Services and Development Agency shall be in accordance with T.C.A. § 68-11-1607(d):

- (1) No communications are permitted with the members of the agency once the Letter of Intent initiating the application process is filed with the agency. Communications between agency members and agency staff shall not be prohibited. Any communication received by an agency member from a person unrelated to the applicant or party opposing the application shall be reported to the Executive Director and a written summary of such communication shall be made part of the certificate of need file.
- (2) All communications between the contact person or legal counsel for the applicant and the Executive Director or agency staff after an application is deemed complete and placed in the review cycle are prohibited unless submitted in writing or confirmed in writing and made part of the certificate of need application file. Communications for the purposes of clarification of facts and issues that may arise after an application has been deemed complete and initiated by the Executive Director or agency staff are not prohibited.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

Phillip M. Earhart
HSD

Enclosure

November 25, 2015

12:47 pm

Supplemental Attachment – Supplemental Letter from Servis 1st Bank

November 25, 2015**12:47 pm**

SERVISFIRST BANK
The Tower
611 Commerce Street
Suite 3131
Nashville, Tennessee 37203
servisfirstbank.com

November 24, 2015

Ms. Melanie Hill
Executive Director
Tennessee Health and Development Services Agency
502 Deaderick Street, 9th Floor
Nashville, TN 37242



RE: Clarification on Financing Letter of Interest for construction and permanent financing of 9 new residential homes for Open Arms Care Corporation.

Dear Ms. Hill :

To clarify my letter of November 20, 2015, it is the intention of the parties that the original loan of up to \$8,000,000 would be a "construction loan" to Facilities Development Group, LLC, which would then be assigned to, or converted to a permanent loan to, WCO AL DP, LLC, a nonprofit limited liability company which is a wholly owned subsidiary of Woodbine Community Organization (with a 7 year maturity). The entire financing transaction (construction and permanent) is anticipated to be at interest rates and terms indicated in the November 20, 2015 letter, and documented accordingly. Please let me know if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Berrell", written over a horizontal line.

Bill Berrell
Senior Vice President
Director, Healthcare Banking

SUPPLEMENTAL #2

November 25, 2015

12:47 pm

Supplemental Attachment – Supplemental Letter from FDG

November 25, 2015**12:47 pm**

FACILITIES DEVELOPMENT GROUP, LLC
SUITE 400
144 SECOND AVENUE NORTH,
NASHVILLE, TENNESSEE 37201

November 24, 2015

Ms. Melanie Hill
Executive Director
Tennessee Health and Development Services Agency
502 Deadrick Street, 9th Floor
Nashville, TN 37242

RE: Open Arms Care Group Homes

Dear Ms. Hill:

To clarify the intent of the provisions of the Development Agreement dated November 20, 2015 between Facilities Development Group, LLC, and WCO AL DP, LLC, we would note that Section 1.03 provides for the sale of the new facility after the completion of construction (with construction to be financed by a construction loan from Servis1st Bank), and Section 2.01 (e) addresses the permanent financing (which is intended to be a permanent loan for all the new facilities). This is to confirm that the intent of the parties in the Development Agreement includes the willingness of FDG to assign the loan to WCO, and the willingness of WCO to assume the loan.

Please let me know if you have any further questions.

Very truly yours,


FACILITIES DEVELOPMENT GROUP, LLC



By: Richard Brown

AGREED AND ACKNOWLEDGED:

WCO AL DP, LLC


By: Catherine L. Dodd

November 25, 2015

12:47 pm

Supplemental Attachment – Replacement Phase I-IV Chart

**November 25, 2015
12:47 pm**

**PHASE I:
FUNDING**

Servis First Bank

\$\$\$

**PHASE II:
DEVELOPMENT**

Facilities Development Group (FDG)

Purchase/Develops

LAND HOUSE

**PHASE III:
TURN KEY TRANSACTION
(TRANSITION TO FINAL OWNERSHIP)**

Assigns Loan

**PHASE IV:
FINAL OWNERSHIP OF ASSETS
AND OPERATIONS**

Woodbine Community Organization (WCO)

Owns

WCO AL DP ("Prop-co")

Leases Land + House

Open Arms Care Corp. (OACC) ("Op-co")

Management Contract

Integra Resources

Owns

Owns

LAND HOUSE

ICF/IID

Services for IID Residents

Provides Services

Operates

November 25, 2015

12:47 pm

Supplemental Attachment – R-29A

November 25, 2015**12:47 pm**

*The Lease has an anticipated term of 15 years at an anticipated rent of \$88,500 per year, for a total of \$1,327,500.

Estimated acquisition, development and construction costs (inclusive) for the leased facility are:

Acquisition of site	19,500
Architectural and engineering fees	32,000
Preparation of site	80,000
Construction costs	647,500
Landscaping and irrigation	25,000
Contingency fund	56,000
Furnishings and equipment	<u>25,000</u>
TOTAL	885,000

November 25, 2015

12:47 pm

Supplemental Attachment – November 24, 2015 DIDD Correspondence

November 25, 2015**12:47 pm****Tanner, Zetterrika**

From: Terry Jordan-Henley <Terry.Jordan-Henley@tn.gov>
Sent: Tuesday, November 24, 2015 11:12 AM
To: Tanner, Zetterrika
Cc: Theresa C. Sloan; Brent, Michael; John Craven
Subject: RE: CON Applications - Open Arms/GVDC - Hamilton & Greene Counties

Zetterrika, I hope the following provides the information you need to address the key issue in the requests for additional information for Hamilton and Greene counties.

HAMILTON COUNTY:

Based on ICF/IID statistical data reflecting established per diem rates effective 10/01/14 or 7/01/14, as applicable to the provider, comparable private ICF/IID rates are as follows.

Facility/Address	Rate Info.
Orange Grove - C	504.38
Orange Grove - D	423.47
Orange Grove - E	492.26
Orange Grove - F	558.10
Orange Grove - G	516.13
Orange Grove - H	471.78
Orange Grove - I	530.57
Orange Grove - J	414.06
Orange Grove - K	526.96
Orange Grove - L	588.75
Orange Grove - M	370.79
Orange Grove - N	359.64
Orange Grove - O	624.00
Orange Grove - P	515.46
Orange Grove - Q	527.82
Orange Grove - R	529.61
Open Arms Care - A	440.73
Open Arms Care - B	433.58
Open Arms Care - C	429.33
Open Arms Care - D	427.82
Open Arms Care - E	435.00
Open Arms Care - F	426.26
Open Arms Care - G	432.01
Open Arms Care - H	435.28

GREENE COUNTY:

November 25, 2015**12:47 pm**

Based on ICF/IID statistical data reflecting established per diem rates effective 10/01/14 or 7/01/14, as applicable to the provider, comparable private ICF/IID rates are as follows. Public ICF/IID rates are not included as they are not comparable.

Facility/Address	Rate Information
COMCARE - A	408.75
COMCARE - B	415.81
COMCARE - G	484.43
COMCARE - H	436.28
COMCARE - I	428.18

Thanks, tjh



Terry Jordan-Henley | Deputy Regional Director
East Tennessee Regional Office
Department of Intellectual and Developmental Disabilities
520 W. Summit Hill Dr, Suite 201
Knoxville, TN 37902
Ofc. 865-594-9302, Cell 865-313-1264
terry.jordan-henley@tn.gov
[@didd_tn](http://tn.gov/didd)

NOTE: This e-mail may contain PRIVILEGED and CONFIDENTIAL information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this e-mail, you are hereby notified of the strict prohibition of any unauthorized use, dissemination or copying of this e-mail or the information contained in it or attached to it. If you have received this e-mail in error, please delete it and immediately notify the person named above by reply mail. Thank you.

November 25, 2015

12:47 pm

Supplemental Attachment – R-35

November 25, 2015**12:47 pm**

Physical Therapist	.125
Occupational Therapist	.125
Speech Therapist	.125
Housekeeping Maintenance and Grounds	.5
Nursing Staff, RN	.33
Nursing Staff, LPN	2.8
Direct Support Staff	11.23
Other Central Office Support Personnel	.77
Total	17.175

The 2014 data from the Tennessee Department of Labor & Workforce Development provides median salary data for the following clinical staff in Tennessee:

RN	\$56,370
LPN	\$36,000
Nursing Assistants	\$22,267
Resident Manager	N/A
Qualified MR Professional	N/A
Physical Therapist*	\$83,372
Occupational Therapist*	\$81,812
Speech Therapist*	\$64,102

* The Applicant will be hiring independent contractors to provide these services, so they are not included in the salary scale.

The Applicant proposes the following salary scale for clinical staff in Year 1:

RN	\$60,000
LPN	\$38,958
House Manager	\$49,990
Program Manager	\$49,920

4. **Discuss the availability of and accessibility to human resources required by the proposal, including adequate professional staff, as per the Department of Health, the Department of Mental Health and Developmental Disabilities, and/or the Division of Mental Retardation Services licensing requirements.**

Response: The Applicant currently has no staff in Greene County. The Applicant does not anticipate difficulty filling positions needed for the project and anticipates that many of the employees for the facility will come from GVDC.

5. **Verify that the Applicant has reviewed and understands all licensing certification as required by the State of Tennessee for medical/clinical staff. These include, without limitation, regulations concerning physician supervision, credentialing, admission privileges, quality assurance policies and programs, utilization review policies and programs, record keeping, and staff education.**

Response: The Applicant has reviewed and understands the aforementioned requirements.

6. **Discuss your health care institution's participation in the training of students in the areas of medicine, nursing, social work, etc. (e.g., internships, residencies, etc.).**

Supplemental Attachment – Proof of Publication

November 25, 2015

PROOF OF PUBLICATION

Acct. Name:

BRADLEY ARANT BOULT

Acct. # 258687

COST OF PUBLICATION

Total \$298.66

STATE OF TENNESSEE

COUNTY OF GREENE

PERSONALLY appeared before me

_____ of Greene County, Tennessee.

who being duly sworn, made oath that he/she is a
 representative of the Publisher of THE GREENEVILLE SUN,
 a newspaper of general circulation, published in the City of
 Greeneville, County of Greene and State of Tennessee and that the
 hereto attached publication appeared in the same on the
 following dates:

NOTIFICATION OF INTENT T

11/06/2015

The Greeneville Sun

P.O. BOX 1630, GREENEVILLE, TN 37744

(423) 638-4181



Subscribed and sworn to before me on this 11th day
 of November, 2015

Newspaper Representative: _____

Notary Public: _____

My Commission Expires: _____

The referenced publication of notice has also been posted (1) On the newspaper's website, where it shall be published contemporaneously with the notice's first print publication and will remain on the website for at least as long as the notice appears in the newspaper; and (2) On a statewide web site established and maintained as an initiative and service of the Tennessee Press Association as a repository for such notices.

Place your ad by calling 423.638.4185 Fax to 423.638.7348 • Online at GreenvilleSun.com

Public Notice

NOTIFICATION OF INTENT TO AP...

SAV property address is 1165 Happy Valley Road, Lincoln, TN 37661.
CLT # 35-16.13.
Parcel Number: 035 816.13
Current Owner(s) of Property: Debra L. Kilmack
Street Address: 1165 Happy Valley Rd, Lincoln, Tennessee 37661
Any property address provided is not part of the legal description of the property.

Shapco & Pgs, LLP, a Tennessee limited liability partnership, 5000
Tusculum
10130 Particular Parkway, Suite 400
Charlotte, NC 28216
Phone: (704) 233-8107
Fax: (704) 233-8158
www.shapco-llp.com
File No. 15-103152
11/6/15, 11/12/15, 11/19/15

Visit: GreenevilleMarketplace.com

November 25, 2015

12:47 pm

The Sun Print Copy 11/5/15 4:22 PM Page 6

B-6 THE GREENEVILLE SUN THURSDAY, NOVEMBER 26, 2015

www.greenevillesun.com

The Greenville Sun Classifieds

Place your ad by calling 423.638.4185 Fax to 423.638.7348 • Online at GreenvilleSun.com

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on November 20, 2015 at 1:30 PM local time, at the front door, Greene County Courthouse, 101 S. Main Street, Greenville, Tennessee, pursuant to Deed of Trust executed by Edward A. Nehring III and Kathleen M. Nehring, to Resource Real Estate Services, LLC, Trustee, on October 18, 2006 at Book 410A, Page 517, Instrument No. 96012973; all of record in the Greene County Register's Office.

Party entitled to enforce security interest: CIT Bank, N.A., its successors and assigns.

The following real estate located in Greene County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

A CERTAIN TRACT OR PARCEL OF LAND IN GREENE COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON A FENCE POST IN THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWN SPRINGS ROAD, CORNER TO PROPERTY OF C. L. HIXSON; THENCE LEAVING BROWN SPRINGS ROAD, AND WITH THE HIXSON LINE, NORTH 45 DEG. 41 MIN. 49 SEC. WEST, 116.69 FEET TO AN IRON PIN SET; THENCE NORTH 39 DEG. 12 MIN. 50 SEC. EAST, 137.81 FEET TO AN IRON PIN SET IN THE LINE OF DANE HARTMAN; THENCE WITH THE HARTMAN LINE, SOUTH 47 DEG. 19 MIN. 03 SEC. EAST, 118.40 FEET TO A FENCE POST IN THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWN SPRINGS ROAD; THENCE WITH SAID RIGHT OF WAY LINE, IN A GENERALLY SOUTHWESTERLY DIRECTION, APPROXIMATELY 137 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF HYDRA LAND SURVEYING, JUNE 5, 1909.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 1915 BROWN SPRING ROAD, GREENEVILLE, TENNESSEE 37743.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED JANUARY 18, 2000 NO RECORDED AMONG THE LAND RECORDS OF GREENE COUNTY IN BOOK 168A PAGE 550, WAS GRANTED AND CONVEYED BY EDWARD A. NEHRING, KATHLEEN M. NEHRING, AND EDWARD A. NEHRING, JR., UNTO EDWARD A. NEHRING, III AND KATHLEEN M. NEHRING, TRUSTEES(S) ON THEIR SUCCESSORS IN TRUST, UNDER THE EDWARD A. NEHRING III AND KATHLEEN M. NEHRING REVOCABLE LIVING TRUST.

Parcel Number: 072-018-02
Current Owner(s) of Property: Edward A. Nehring III or Kathleen M. Nehring, Trustee(s) of the Edward A. Nehring III and Kathleen M. Nehring Revocable Living Trust
Other interested parties: Secretary of Housing and Urban Development
Street Address: 1915 Brown Springs Rd, Greenville, Tennessee 37743

Any property address provided is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referred herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.
All right of equity of redemption, dation and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified bank check made payable to or endorsed to Shapiro & Ingo, LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to satisfy the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.
This property is being sold with the express reservation that this sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

Shapiro & Ingo, LLP, a Tennessee limited liability partnership Substitute Trustee
10100 Piedmont Parkway, Suite 400
Charlotte, NC 28216
Phone: (704) 333-8107
Fax: (704) 333-8156
www.shapiro-ingo.com
File No. 15-100135

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated March 22, 2002, and the Deed of Trust of even date securing the same, recorded April 1, 2002, in Book No.

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1601 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities (ICF/IID), to be managed by Integra Resources, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such lot to be approximately 2.72 acres, which lot is located on the east side of Chucky Pike, Greenville (Greene County), Tennessee 37641, which is located approximately 0.05 mile north of the intersection of Chucky Pike and E. Main Street, and also described as Parcel 069 050.00 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Brent, Esq., who may be reached at Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203. Mr. Brent's telephone number is (615) 252-2361 and his e-mail address is mbrent@babc.com.

Upon written request by interested parties, a local fact-finding hearing shall be conducted. Written requests for hearing should be sent to:

Health Services and Development Agency
Andrew Jackson Building, 8th Floor
502 Deaderick Street
Nashville, Tennessee 37243

(A) Any health care institution wishing to oppose a Certificate of Need application must file a written notice with the Health Services and Development Agency no later than fifteen (15) days before the regularly scheduled Health Services and Development Agency meeting at which the application is originally scheduled; and (B) Any other person wishing to oppose the application must file written objection with the Health Services and Development Agency at or prior to the consideration of the application by the Agency. 11/6/15

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated December 20, 2011, and the Deed of Trust of even date securing the same, recorded December 21, 2011, in Book No. 505A, at Page 659, in Office of the Register of Deeds for Greene County, Tennessee, executed by Shasta W. Stewart and Benjamin J. Stewart, conveying certain property therein described to Rabkito Title & Escrow LLC as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, N.A.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Wells Fargo Bank, N.A., will, on December 22, 2015 at or about 11:00 AM, central standard time, at the Greene County Courthouse, 101 South Main Street, Greenville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH or in kind at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is sold from all exceptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Greene County, Tennessee, and being more particularly described as follows:

Situate in the 2nd Civil District of Greene County, Tennessee, and described as follows: Being Tract No. 3 of the property of Roy Dean Parson and Betty Parson as shown on plat of record in Plat Cabinet A, Slide 174, Register's Office for Greene County, Tennessee.

ALSO KNOWN AS: 635 Rag Branch Road, Greenville, TN 37743

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1601 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities (ICF/IID), to be managed by Integra Resources, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such lot to be approximately 2.72 acres, which lot is located on the east side of Chucky Pike, Greenville (Greene County), Tennessee 37641, which is located approximately 0.05 mile north of the intersection of Chucky Pike and E. Main Street, and also described as Parcel 069 050.00 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Brent, Esq., who may be reached at Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203. Mr. Brent's telephone number is (615) 252-2361 and his e-mail address is mbrent@babc.com.

Upon written request by interested parties, a local fact-finding hearing shall be conducted. Written requests for hearing should be sent to:

Health Services and Development Agency
Andrew Jackson Building, 8th Floor
502 Deaderick Street
Nashville, Tennessee 37243

(A) Any health care institution wishing to oppose a Certificate of Need application must file a written notice with the Health Services and Development Agency no later than fifteen (15) days before the regularly scheduled Health Services and Development Agency meeting at which the application is originally scheduled; and (B) Any other person wishing to oppose the application must file written objection with the Health Services and Development Agency at or prior to the consideration of the application by the Agency. 11/6/15

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED

This is to provide official notice to the Health Services and Development Agency and all interested parties, in accordance with T.C.A. § 68-11-1601 et seq., and the Rules of the Health Services and Development Agency, that Open Arms Care Corporation, a Georgia non-profit corporation qualified to do business in Tennessee, intends to file an application for a Certificate of Need for the establishment of a four-person Intermediate Care Facility for Individuals with Intellectual Disabilities (ICF/IID), to be managed by Integra Resources, LLC, a Tennessee limited liability company. The facility will be located on a lot which does not currently have a separate street address, such lot to be approximately 2.72 acres, which lot is the west half of the parcel of approximately 2.74 acres located on the south side of East Church Street, Greenville (Greene County), Tennessee 37743, which is located approximately 0.05 mile east of the intersection of East Church Street and Edgewood Drive, and also described as a portion of Parcel 069 050.04 in the records of the Greene County Tax Assessor. The facility is being established to transition four individuals from the Greene Valley Developmental Center, which is scheduled to close on June 30, 2016. The estimated project cost is \$1,370,000.00.

The anticipated filing date of the application is on or before November 11, 2015. The contact person for this project is Michael D. Brent, Esq., who may be reached at Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203. Mr. Brent's telephone number is (615) 252-2361 and his e-mail address is mbrent@babc.com.

Upon written request by interested parties, a local fact-finding hearing shall be conducted. Written requests for hearing should be sent to:

November 25, 2015**12:47 pm****AFFIDAVIT**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Michael D. Brent, being first duly sworn, says that I am the attorney for the manager of the applicant named in this Certificate of Need application, or the lawful agent thereof, that I have reviewed all of the supplemental information submitted herewith, and that it is true, accurate, and complete.

Michael D. Brent, Attorney

Sworn to and subscribed before me, a Notary Public, this the 25th day of November, 2015, witness my hand at office in the County of Davidson, State of Tennessee.

NOTARY PUBLICMy commission expires: September 11, 2017

My Commission Expires SEPT. 11, 2017